

Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff

Case No: 15 CV 78

vs

ESTATE OF THOMAS A. FROEMMING, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 4, 2015 in the amount of \$172,172.60 the Sheriff will sell the described premises at public auction as follows:

TIME: November 12, 2015 at 02:00 PM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: at 330 Court Street, Eagle River, Wisconsin 54521

DESCRIPTION: Parcel 9 A parcel of land in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), Section Twenty (20), Township Forty-One (41) North, Range Ten (10) East of the Fourth Principal Meridian, Conover Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the One Quarter corner common to Section 17 and 20, marked by a Vilas County concrete monument with a brass cap, witnessed by a 20" White Pine Stump bearing N 4 degs. W, 12.4 feet; thence S 2 deg. 15` 45 W, 33.00 feet along the West line of the NW 1/4 of the NE 1/4 to a 2" iron pipe on the Southerly right of way line of Wilsch Road; thence S 87 degs. 08` 01" E, 672.95 feet along the Southerly right of way line of Wilsch Road to a 2" iron pipe; thence S 89 degs. 04` 04" E, 638.13 feet along the Southerly right of way line of Wilsch Road to a 2" iron pipe on the East line of the NW 1/4 of the NE 1/4; thence S 2 degs. 14` 52" W, 530.00 feet along the East line of the NW 1/4 of the NE 1/4 to the place of beginning marked by a 1" Iron pipe. Thence continuing S 2 degs. 14` 52" W, 751.66 feet along the East line of the NW 1/4 of the NE 1/4 to the Southeast corner of said NW 1/4 of the Ne 1/4, a One-Sixteenth corner marked by a 2" iron pipe, witnessed by a 8" Maple bearing S 61 degs. W, 9.9 feet; thence N 87 degs. 55` 44" W, 954.23 feet along the South line of the NW 1/4 of the NE 1/4 to a meander corner marked by a 2" Iron pipe near the shore to Torch Lake, witnessed by a 10" Tamarack bearing N 27 degs. W, 16.7 feet; thence ,meandering along the shore of Torch Lake, N 12 degs. 23` 10" E, 221.29 feet a 2" iron pipe, S 47 degs 46` 52" E, 100.87 feet to a 2" iron pipe, N 53 degs. 07` 39" E, 184.96 feet to a 2" iron pipe, and N 31 degs. 31` 53" W, 135.00 feet to a 1" iron pipe; thence N 64 degs. 36` 59" E, 325.51 feet to a 1" iron pipe on the arc of cul-de-sac of the private road; thence 178.90 feet along the arc of said cul-de-sac concave Northwesterly and having a radius of 50.00 feet, the chord of which bears N 68 degs. 45` 00" E, 97.63 feet to a 2" Iron pipe; thence N 67 degs. 14` 03" E, 432.14 feet to the place of beginning. Including the land lying between the lakeshore baseline and the water's edge. Excepting therefrom that parcel of land described in Volume 477 Micro Records, Page 454. Also, a 1/10th interest in a private road described as follows: A strip of land 66 feet in width for the purpose of a private road in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4), Section Twenty (20), Township Forty-One (41) North, Range Ten (10) East, Conover Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the One Quarter corner common to Sections 17 and 20, marked by a Vilas County concrete monument with a brass cap, witnessed by a 20" White Pine Stump bearing N 4 degs. W, 12.4 feet; thence S 2 degs. 15` 45" W, 33.00 feet along the West line of the NW 1/4 of the NE 1/4 to a 2" iron pipe on the Southerly right of way line of Wilsch Road; thence S 87 degs. 08` 01" E, 672.95 feet along the Southerly right of way line of Wilsch Road to a 2" iron pipe; thence S 89 degs. 04` 04" E, 298.00 feet along the Southerly right of way line of Wilsch Road to the place of beginning, marked by a 2" iron pipe. Thence continuing S 89 degs. 04` 04" E, 66.01 feet along the Southerly right of way line of Wilsch Road to a 2" iron pipe; thence S 2 degs. 03` 41" W, 385.27 feet to a 2" iron pipe; thence S 56 degs. 15` 00" W, 284.89 feet to a 2" iron pipe; thence S 33 degs. 45` 00"

E, 190.00 feet to the point of curvature of a cul-de-sac off set; Westerly having a radius of 50.00 feet; thence 219.34 feet along the arc of said cul-de-sac concave Northerly, the chord of which bears N 88 degs. 04` 58" W, 81.24 feet to a 2" iron pipe; thence N 33 degs. 45` 00" W, 381.26 feet to a 2" iron pipe on the curve of a cul-de-sac off set Westerly having a radius of 50.00 feet; thence along the arc of said cul-de-sac concave Southeasterly, having a chord of N 20 degs. 34` 53" E, 81.24 feet to a 2" iron pipe at the point of curvature of said cul-de-sac; thence S 33 degs. 45` 00" E, 220.00 feet to a 2" iron pipe; thence N 56 degs. 15` 00" E, 251.13 feet to a 2" iron pipe; thence N 2 degs. 03` 41" E, 350.20 feet to the place of beginning. Being the same parcel conveyed to Thomas A. Froemming from Frank H. Miller, by virtue of a Deed dated 7/18/1984, recorded 7/31/1984, in Deed Book 448, Page 464, County of Vilas, State of Wisconsin. Assessor`s Parcel No: 008-01118-00009

PROPERTY ADDRESS: 4964 Wilsch Road, Conover, WI 54519

TAX KEY NO.: 8-1118-09

Scott D. Nabke
J Peterman Legal Group Ltd.
State Bar No. **1037979**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 2 day of October, 2015.
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Sheriff Joseph Fath
Vilas County Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.