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OCWEN LOAN SERVICING, LLC

**Plaintiff**

Case No: 15 CV 93

vs

CHERYL KOPLIN, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 29, 2015 in the amount of \$58,972.02 the Sheriff will sell the described premises at public auction as follows:

TIME: April 7, 2016 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.

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

DESCRIPTION: Parcel 1: A parcel of land in the NW 1/4 NW 1/4 and in the NE 1/4 NW 1/4, Section 16, Township 42 North, Range 7 East, Boulder Junction Township, Vilas County, Wisconsin, being parcel "1" shown on Map No. 93-84 by Wilderness Surveying, Inc., dated December 22, 1993, more particularly described as follows: Commencing at the Northwest corner of said Section 16, marked by Concrete monument; thence North 89 deg. 46` 35" East for a distance of 901.77 feet along the North line of Section 16 to the PLACE OF BEGINNING, marked by an iron pipe; thence continuing along the North line of Section 16 North 89 deg. 46` 35" East for a distance of 420.16 feet to the Northeast corner of the NW 1/4 NW 1/4, being the West Sixteenth Corner, marked by an iron pipe; thence South 00 deg. 58` 00" East for a distance of 216.32 feet along the East line of the NW 1/4 NW 1/4 to an iron pipe; thence South 40 deg. 40` 44" East for a distance of 310.15 feet to an iron pipe on the Northwesterly right of way line of County Highway "M"; thence South 46 deg. 35` 23" West for a distance of 274.73 feet along the Northwesterly right of way line of County Highway "M" to an iron pipe; thence North 43 deg. 46` 47" West for a distance of 193.28 feet to an iron pipe; thence North 43 deg. 52` 02" West for a distance of 100.02 feet to an iron pipe; thence North 43 deg. 52` 20" West for a distance of 355.04 feet to an iron pipe; thence North 07 deg. 33` 46" East for a distance of 172.56 feet to the Place of Beginning.

PROPERTY ADDRESS: 5775 County Highway M, Boulder Junction, WI 54512

TAX KEY NO.: 4-1412

**Jordan C. Staleos**

J Peterman Legal Group Ltd.

State Bar No. **1085629**

165 Bishops Way, Suite 100

Brookfield, WI 53005

262-790-5719

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Sheriff Joseph Fath  
Vilas County Sheriff