

Nationstar Mortgage LLC

Plaintiff

Case No: 15 CV 97

vs

FRED G. ROADRUCK, et al.

Defendant(s)

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 30, 2015 in the amount of \$166,962.51 the Sheriff will sell the described premises at public auction as follows:

TIME: January 28, 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. 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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DESCRIPTION: Lot 17: A parcel of land being a part of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 40 North, Range 10 East, in the Town of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the East 1/4 corner of said Section 35; thence North 87° 58' 20" West a distance of 900.24 feet to an iron pipe; thence North 0° 56' East parallel to the East line of said Section 35 a distance of 230.00 feet to an iron pipe, the place of beginning; thence continuing North 0° 56' East a distance of 100.00 feet to an iron pipe; thence North 3° 48' 54" West a distance of 69.63 feet to an iron pipe; thence South 87° 58' 20" East a distance of 419.99 feet to an iron pipe on the West R/W line of a proposed 66.00 foot road; thence South 0° 56' West along said R/W line and parallel to the East line of said Section 35 a distance of 183.37 feet to an iron pipe; thence North 86° 01' 40" West a distance of 414.73 feet to the place of beginning. Also, an undivided 1/10 interest in the following described private roadway: A parcel of land being a part of the Southeast 1/4 of the Northeast 1/4, Section 35, Township 40 North, Range 10 East, in the Town of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the East 1/4 corner of said Section 35; thence North 0° 56' East, a distance of 1331.59 feet to an iron pipe on the South R/W line of a Town Road; thence North 88° 21' West along said R/W line a distance of 330.00 feet to the East boundary line of a private road the place of beginning; thence continuing North 88° 21' West, 66.18 feet to the West boundary line of said roadway; thence South 5° 57' 54" West, 387.69 feet; thence South 16° 23' 09" West, 209.34 feet; thence South 0° 56' West, 523.37 feet; thence South 27° 31' 52" West, 239.19 feet to a point; thence South 87° 58' 20" East, 73.13 feet to the East boundary line of said roadway; thence North 27° 31' 52" East, 223.31 feet to a point; thence North 0° 56' East, 530.00 feet; thence North 16° 23' 09" East, 206.41 feet; thence North 5° 57' 54" East, 398.68 feet to the place of beginning. Together with an easement for ingress and egress over said roadway. Reserving therefrom a like easement.

PROPERTY ADDRESS: 1179 Fire Tree Trail, Eagle River, WI 54521
TAX KEY NO.: 14-1902-15

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 16 day of December, 2015.
151

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.