

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 1

VILAS COUNTY

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NICOLET NATIONAL BANK,

Plaintiff,

v.

Case No. 23 CV 143  
#30404 – Foreclosure

TIMOTHY M. REEDER,

HORIZON ASSOCIATES, INC.  
c/o Timothy M. Reeder, Reg. Agent,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure made in the above-entitled action on the 2nd day of April, 2024, in the amount of **\$168,525.99**, the Sheriff will sell the described premises at public auction. THIS PROPERTY CANNOT BE DIVIDED INTO PARCELS.

**PARCEL LEGAL DESCRIPTION:**

PARCEL 4

A parcel of land being a part of the Northwest Fractional Quarter (NW 1/4) of Section Two (2), Township Forty (40) North, Range Ten (10) East of the Fourth Principal Meridian, Township of Washington, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the West 1/4 of said Section 2, being marked with a Vilas County capped monument; thence N 12° 36' 36" W, 502.66 feet along the West line of said Section 2 to a point in the Lowland of Sucker Springs; thence S 84° 37' 14" E, 870.06 feet to an iron pipe and the PLACE OF BEGINNING; thence continuing S 84° 37' 14" E, 235.00 feet to an iron pipe; thence S 7° 35' 21" W, 440.71 feet to an iron pipe on the Northerly right-of-way line of the Town Road; thence along said Northerly right-of-way line N 84° 35' 14" W, 234.99 feet to an iron pipe; thence leaving said right-of-way line N 7° 35' 21" E, 440.58 feet back to the Place of Beginning.

**PARCEL #:** 26-55 (Alt 2 QQ 7-1)

**ADDRESS:** 2487 Columbus Road, Eagle River, Wisconsin 54521

**DATE/TIME:** Thursday October 10th, 2024 / 2:00 p.m.

**PLACE:** Vilas County Courthouse Annex Addition  
330 Court Street, Eagle River, WI 54521

**TERMS:**

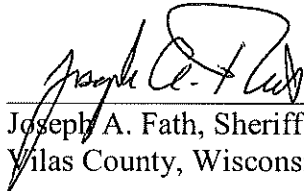
1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff.

2. The property is sold "as is" and subject to all liens and encumbrances.

3. Any purchaser, other than the plaintiff, is responsible for payment of any and all transfer fees / taxes, which amount shall be paid in addition to, and not out of the bid amount.

4. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. §846.155.

9-12-2024  
Date

  
Joseph A. Fath, Sheriff  
Vilas County, Wisconsin

VAN LIESHOUT LAW OFFICE  
Atty. David J. Van Lieshout  
Attorney for Plaintiff  
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**Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Van Lieshout Law Office is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.**