

U.S. Bank National Association as successor by merger of U.S. Bank National Association N.D.

Plaintiff,

Case No. 2019CV000153

v.

Carolyn Walker

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on February 22, 2022 in the amount of \$137,770.78, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

August 25, 2022

At 2:00 PM, all of the following described premises, to wit:

SITUATED IN THE COUNTY OF VILAS AND STATE OF WISCONSIN:

THE NORTH 300 FEET OF THE WEST 400 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 28, TOWNSHIP 41 NORTH, RANGE 10 EAST.

ALSO:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION 28, TOWNSHIP 41 NORTH, RANGE 10 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 550 FEET OF THE NORTH 850 FEET OF THE WEST 400 FEET.

Street Address: 3302 US Highway 45, Conover, WI 54519
Tax Key No. 8-1436; 8-1437

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely) (Cashier's Check is required if down payment is \$20,000.00 or more). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on 7/21/22

JS/
Sheriff of Vilas County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-19-01883

NOTE: This law firm is a debt collector.