

GITSIT Solutions LLC

Plaintiff,

vs.

The Estate of Mary J Lange, Deceased

Defendant.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000102

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 1, 2023 in the amount of \$383,237.31 the

Sheriff will sell the described premises at public auction as follows:

**TIME:** May 4, 2023 at 2:00 p.m.

**TERMS:** Pursuant to said judgment, 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 clerk of courts requires any down payment in excess of \$20,000 must be provided to them via cashier's check. 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 else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. MINIMUM BIDDER QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

**PLACE:** Courthouse Annex Addition, Main Public Entrance, 330 Court St, Eagle River, WI

**DESCRIPTION:** THE WEST 200 FEET OF GOVERNMENT LOT ONE (1), SECTION THREE (3), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TEN (10) EAST; EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE WEST QUARTER CORNER/M.C. NEAR THE NORTHERLY SHORE OF LOON LAKE BEING MARKED BY A 2 INCH DIAMETER BRASS CAPPED IRON PIPE IN PLACE; THENCE NORTH 19°14'02" W ALONG THE WEST LINE OF SAID SECTION 3, 590.92 FEET TO AN IRON PIPE AND THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 19°14'02" W, 675.65 FEET TO AN IRON PIPE MARKING THE NORTHWEST CORNER OF GOVERNMENT LOT 1; THENCE S86°28'06" EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 1, 216.9 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF THE WEST 200 FEET OF SAID GOVERNMENT LOT 1; THENCE SOUTH 19°14'02" E, 591.72 FEET TO AN IRON PIPE; THENCE S70°45'58" WEST, 200 FEET TO THE PLACE OF BEGINNING. AND A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT DEED RECORDED IN VOLUME 419 OF RECORDS, PAGE 459; AND A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SET FORTH IN THAT EASEMENT RECORDED IN VOLUME 1624 OF RECORDS, PAGE 549, AS DOCUMENT NO. 475705.

**PROPERTY ADDRESS:** 961 Elm Dr Eagle River, WI 54521-9133

**DATED:** March 1, 2023

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.