

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

VILAS COUNTY

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SELECT PORTFOLIO SERVICING, INC.  
Plaintiff,

Case No. 19 CV 72

ESTATE OF RANDALL DANEKAS, ET. AL.  
Defendants.

Case Code No. 30404  
Foreclosure of Mortgage

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**NOTICE OF SHERIFF'S SALE OF REAL ESTATE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 1, 2021, in the amount of \$336,348.92, the Sheriff of Vilas County will sell the described premises at public auction as follows:

**DATE/TIME:** September 1, 2022 at 02:00 PM

**TERMS:** By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Vilas County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

**PLACE:** at the Courthouse Annex Additions, Main Public Entrance, 330 Court Street, Eagle River, WI 54521

**PROPERTY LEGAL DESCRIPTION:**

See Exhibit A

**TAX KEY NO.:** 010-1213-01

**PROPERTY ADDRESS:** 2053 KIMROCK LN, LAC DU FLAMBEAU, WI 54538

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Dated this 21 day of July, 2022.

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Vilas County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY  
INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

## EXHIBIT A

TAX KEY g 4-11:

Description of a parcel of land In Government Lot 4, Section 18, Township 40 North, Range 5 East, Lac du Flambeau Township, Vilas County, Wisconsin. described as follows:

Starting at the fence corner on lakeshore which is 650 feet South of North line of Government Lot 4, Section 18, Township 40 North, Range 5 East thence continuing South along lakeshore a distance of 104 feet, more or less, to an iron post set on North side of dock; thence S 60° E, a distance of 112.5 feet to a post set on South side of a stone walk; thence Southwesterly along South side of stone walk a distance of 45 feet to PLACE OF BEGINNING. Thence continuing Southwesterly along South side of stone walk a distance of 78 feet, more or less, to post set; thence Southeasterly a distance of 84 feet, more or less, to post set; thence N 58° E, a distance of 83 feet to post set; thence N 35° W, a distance of 111 feet to a post set on South side of stone walk and PLACE OF BEGINNING.

AND

That part of Government Lot 4, Section 18, Township 40 North, Range 5 East Lac du Flambeau Township, Vilas County, Wisconsin, described as follows:

Commencing on the North line of Government Lot 4 where it intersects the East shore of Flambeau Lake; thence South along the lakeshore a distance of 650 feet to a point; thence South along the lakeshore a distance of 104 feet to a cedar post and iron pipe; thence S 60° E, a distance of 112.5 feet to a cedar post and iron pipe; thence S 35° W, a distance of 45 feet; thence S 35° E, a distance of 111 feet to PLACE OF BEGINNING. Thence S 35° E, a distance of 25 feet to a point; thence S 58° W, a distance of 86 feet, more or less, to a point; thence N 21° 48' W, a distance of 25 feet to an iron pipe set; thence N 58° E, a distance of 83 feet to the PLACE OF BEGINNING.

TAX KEY g 4-12.1:

A parcel of land in Government Lot 4 in Section 18, Township 40 North, Range 5 East, Lac du Flambeau Township, Vilas County, Wisconsin; described as follows:

Commencing at the Southwest corner of Government Lot 4; thence N 89° 33' E, along the 1/4 Section line, being the South line of Government Lot 4, a distance of 240 feet to the PLACE OF BEGINNING of this description. Thence N 12° 35' W, a distance of 350.6 feet to an iron pipe; thence N 58° 19' E, a distance of 100 feet to an iron pipe; thence N 16° 45' W, a distance of 224.7 feet to an iron pipe on the lakeshore baseline; thence N 38° 50' E, along said baseline a distance of 107.65 feet to an iron pipe; thence S 60° E, a distance of 112.5 feet to an iron pipe; thence S 35° W, a distance of 45 feet to an iron pipe; thence S 36° 19' W, a distance of 78 feet to an iron pipe; thence S 21° 48' E, a distance of 109.0 feet to a point; thence N 58° E, a distance of 86 feet; thence N 65° 41' E, a distance of 142.2 feet to the southwest corner of the Duggan Lot; thence Southerly a distance of 195 feet, more or less, to an iron pipe set at the edge of a roadway; thence Southerly a distance of 354 feet, more or less, to a point on the South line of Government Lot 4 marked by an iron pipe in the Approximate center of said roadway at the junction of the Indian Village Road; thence S 89° 33' W, along said line a distance of 297 feet to the PLACE OF BEGINNING.

Both East & West boundary lines to be extended North from the lakeshore baseline to the low water line of Flambeau Lake to include all land lying between the above described lakeshore baseline and said lake.

Together with an easement for driveways from the existing roadway lying along the East boundary of the land being described.

Subject to an easement of unspecified width for ingress and egress to the Town Road for the benefit of the parcels to the North.

Subject to an easement granted to John P. Geidel and Helen A. Geldel, their heirs and assigns, access to and use of the beach, pier and harbor, including boat mooring so long as title to adjoining property rests with them and/or their children as recorded in Vol. 402 Records, page 225 as Document No. 204368.

TAX KEY g 4-13:

A parcel of land in Government Lot 4, Section 18, Township 40 North, Range 5 East, Lac du Flambeau Township, Vilas County, Wisconsin, described as follows:

Commencing at the Southeast corner of Government Lot 4; thence S 89° 33' W, along the East and West 1/4 line, being the South line of Government Lot 4, a distance of 675.2 feet to a point; thence N 0° 29' E, a distance of 48.4 feet to post & iron pipe witnessed by an 11" Oak bearing N 4° E and 12.4 feet distant; thence again N 0° 29' E, a distance of 625.2 feet to post & iron pipe witnessed by a 7" Oak bearing S 37° W and 10.6 feet distant, marking the PLACE OF BEGINNING of this description. Thence S 88° 04' E, a distance of 72.7 feet to a post & iron pipe; thence S 1° 56' W, a distance of 208 feet to post & iron pipe; thence N 88° 04' W, a distance of 127.3 feet to post & iron pipe located on the Northeasterly side of private road; thence Northwesterly along the East side of said road a distance of 253 feet, more or less, to post & iron pipe located N 88° 04' W and 135.3 feet from the PLACE OF BEGINNING.

Together with an easement for Ingress and egress as recorded In Vol. 159 Records, page 421.