

PEOPLES STATE BANK
Plaintiff,

Case No. 23-TJ-10

COPY

vs.

KELLY J. ZEINERT
Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on September 20, 2023, in the amount of \$111,549.82, the Sheriff or his Designee will sell the described premises at public auction as follows:

TIME: December 21, 2023 at 2:00 p.m.

PLACE: in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521

DESCRIPTION: A part of Government Lot 1 in Section 32, Township 41 North, Range 8 East, Plum Lake Township, Vilas County, Wisconsin, described as follows:
Commencing at a point 220.00 feet South of the Northeast corner of Government Lot 1 in Section 32, Township 41 North, Range 8 East; thence West to the West boundary of the County Highway; thence South along the West boundary of said Highway to a point 430.00 feet North of the South boundary of said Government Lot 1 and to the PLACE OF BEGINNING of the land to be described; thence continuing South along the West boundary of said Highway a distance of 190.00 feet; thence West at right angles to said Highway, 200.00 feet; thence North parallel to aforesaid Highway a distance of 190.00 feet; thence East a distance of 200.00 feet more or less to the Point of Beginning. EXCEPTING THEREFROM that parcel of land described in Volume 128 Deeds, Page 388.

AND

A Parcel of land in Government Lot 1, Section 32, Township 41 North, Range 8 East, Plum Lake Township, Vilas County, Wisconsin, more particularly described as follows:
Commencing at the Southeast corner of Government Lot 1, a one-sixteenth corner, marked by an iron pipe, witnessed by a power pole bearing S47°W, 46.00 feet; a power pole bearing N69°E, 76.20 feet and a power pole bearing N52°W, 43.80 feet; thence N00°21'W, (solar bearing) 430.10 feet along the East line of Government Lot 1; thence N89°20'W, 30.00 feet along a line 430.00 feet North of and parallel to the South line of Government Lot 1 to the PLACE OF BEGINNING, marked by an iron pipe on the West edge of Plum Lake Drive; thence continuing N89°20'W, 135.00 feet along the line 430.00 feet North of and parallel to the South line of Government Lot 1 to an iron pipe; thence N00°21'W, 150.00 feet to an iron pipe; thence continuing N00°21'W, 50.00 feet to a point; thence S89°20'E, 135.00 feet to an iron pipe on the West edge of Plum Lake Drive; thence S00°21'E, 200.00 feet along the West edge of Plum Lake Drive to the Place of Beginning.

Subject to an easement for telephone and electric power lines.

Subject to an easement 20.00 feet in width along the North line of said parcel for parcel for purpose of ingress and egress to the parcels to the West.

Tax Key: 020-548 and 020-557

ISS: /10-24-23

**PROPERTY
ADDRESS:**

3049 Plum Lake Dr, Sayner, WI 54560

TERMS:

Down payment required **at the time of Sheriff's Sale** in the amount of 10% of the successful bid by cash or certified check; balance of sale price due within ten business days of confirmation of sale by the Court, together with the applicable transfer fee and cost of recording the deed, all payable to the Clerk of Court of the above county. Property to be sold as a whole 'as is' and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest.

Plaintiff's Attorney:
Weld Riley, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 852-1866

Sheriff Joseph Fath
or Designee _____
(please print or type name)
Vilas County, Wisconsin