

Nationstar Mortgage LLC

Plaintiff,

Case No. 2024CV000051

v.

Douglas M. Geiger, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on August 8, 2024 in the amount of \$29,323.45, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

**February 13, 2025**

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

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW 1/4 NW 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP FORTY (40) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF ST. GERMAIN, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22; THENCE SOUTH 45° 18' EAST 47.1 FEET TO AN IRON PIPE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "155" AND SOUTH RIGHT OF WAY LINE OF JUVE ROAD, THE POINT OF BEGINNING; THENCE EAST 613.6 FEET; THENCE SOUTH 0° 41' EAST 300 FEET TO AN IRON PIPE; THENCE NORTH 89° 56' WEST 613.6 FEET; THENCE NORTH 0° 41' WEST ALONG SAID RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY "155", 300 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART AS DESCRIBED IN VOLUME 271 RECORDS, PAGE 660 AND AS CORRECTED IN VOLUME 659 MICRO RECORDS, PAGE 149.

Street Address: 8073 Juve Road, Saint Germain, WI 54558-9038

Tax Key No. 024-986

**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). 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 1-2-25

  
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Sheriff of Vilas County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-00484

**NOTE: This law firm is a debt collector.**