

STATE OF WISCONSIN

CIRCUIT COURT

VILAS COUNTY

NICOLET NATIONAL BANK,
as successor in interest by merger to
First National Bank of Eagle River,

Plaintiff,

v.

**JEFFREY J. NOVAK and
GRUNDY BANK,**

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-33

Code: 30404

STATE OF WISCONSIN :
 : SS.
VILAS COUNTY :

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 16, 2022 in the amount of \$145,816.34, the Sheriff will sell the premises described below.

DATE/TIME: September 22, 2022 at 2:00 p.m.

TERMS: 1. 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 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 (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff.

2. The property is sold "AS IS" and subject to all liens and encumbrances.

3. Buyer to pay applicable Wisconsin Real Estate transfer tax in addition to the purchase price.

PLACE: Vilas County Courthouse Annex, Main Public Entrance, 330 Court Street, Eagle River, Wisconsin.

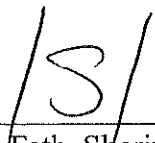
DESCRIPTION/PARCEL #/PROPERTY ADDRESS:

Lot One (1) of Certified Survey Map No. 293 recorded in the office of the Register of Deeds for Vilas County, Wisconsin, on August 28, 1975 in Volume 1 of Certified Survey Maps, at Page 501, as Document No. CSM293, being a redivision of Government Lot Four (4), Section Three (3), Township Forty (40) North, Range Eight (8) East, Town of St. Germain, Vilas County, Wisconsin.

Tax Parcel No.: 24-160

Property Address: 8103 Lost Lake Dr., St. Germain

DATED at Eagle River, Wisconsin, this 10 day of August, 2022.



Joseph Fath, Sheriff
Vilas County, Wisconsin

THIS DOCUMENT DRAFTED BY:

Ruder Ware, L.L.S.C.
Attorneys for Plaintiff
By: Ronald F. Metzler
WI Bar Member No.: 1010044
130 N. Adams Street
Green Bay, WI 54301
(920) 435-9393

Ruder Ware, L.L.S.C. is attempting to collect a debt on our client's behalf 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.