

Mortgage Assets Management, LLC

Plaintiff,

Case No. 2022CV000086

v.

Estate of the Carol Cardella, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on February 2, 2023 in the amount of \$287,839.86, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

May 11, 2023

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

A PARCEL OF LAND IN PART OF GOVERNMENT LOTS 6 AND 7, SECTION 35, TOWNSHIP 40 NORTH, RANGE 8 EAST, ST. GERMAIN TOWNSHIP, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, MARKED BY A VILAS COUNTY ALUMINUM MONUMENT IN PLACE; THENCE NORTH 01 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE SECTION LINE FOR A DISTANCE OF 1075.18 FEET TO AN IRON PIPE; THENCE SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 50.01 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT-OF-WAY LINE OF THE TOWN ROAD KNOWN AS SOUTH BAY ROAD; THE PLACE OF BEGINNING.

THENCE CONTINUING SOUTH 89 DEGREES 54 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 200.00 FEET TO AN IRON PIPE; THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 165.38 FEET TO AN IRON PIPE; THENCE NORTH 50 DEGREES 38 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 293.02 FEET TO AN IRON PIPE; THENCE NORTH 01 DEGREES 15 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 76.00 FEET TO AN IRON PIPE; THENCE NORTH 88 DEGREES 44 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 36.00 FEET TO AN IRON PIPE ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH BAY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01 DEGREES 15 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 412.24 TO THE PLACE OF BEGINNING;

AND

TOGETHER WITH A PEDESTRIAN EASEMENT 10 FEET IN WIDTH ADJACENT TO AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING SAID EASEMENT AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 25 DEGREES 00 MINUTES 00 SECONDS WEST, 149.45 FEET TO AN IRON PIPE, THENCE NORTH 45 DEGREES 13 MINUTES 34 SECONDS WEST, 50.49 FEET TO AN IRON PIPE NEAR THE SHORE OF LITTLE ST. GERMAIN LAKE AND THENCE CONTINUING NORTH 45 DEGREES 13 MINUTES 34 SECONDS WEST TO THE SHORE AND THERE TERMINATING. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

Street Address: 1055 South Bay Road, Saint Germain, WI 54558
Tax Key No. 24-2370

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) (Cashier's Check is required if down payment is \$20,000.00 or more). 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 _____

Sheriff of Vilas County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-22-00429

NOTE: This law firm is a debt collector.