

BMO Bank N.A.

Plaintiff,

Case No. 2026CV000042

v.

James B. Sergeant

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 30, 2026 in the amount of \$87,522.71, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

August 6, 2026

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

A PARCEL OF LAND IN GOVERNMENT LOT 2, SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CLOVERLAND TOWNSHIP, VILAS COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 15 AND 16, MARKED BY A CONCRETE MONUMENT, WITNESSED BY A 7" TAMARACK BEARING N 21° W., 15.5 FEET, A 41" PINE STUMP BEARING S 50° E., 14.7 FEET, A 6" TAMARACK BEARING N 21° E., 27.5 FEET AND AN 8" TAMARACK BEARING N 83° W., 27.4 FEET; THENCE S 89° 21' E., (SOLAR BEARING) 1698.4 FEET TO THE NORTHWEST CORNER OF GOV'T. LOT 2, A ONE-EIGHTH CORNER, MARKED BY AN IRON PIPE; THENCE S 1° 07' E., 450.0 FEET ALONG THE WEST LINE OF GOV'T. LOT 2 TO AN IRON PIPE; THENCE S 89° 21' E., 150.0 FEET TO AN IRON PIPE; THENCE S 62° 57' E., 337.7 FEET TO THE PLACE OF BEGINNING, MARKED BY AN IRON PIPE; THENCE N 54° 12' E., 481.4 FEET TO AN IRON PIPE ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY "G"; THENCE S. 56° 21' E., 215.0 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIPE AT THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF A PRIVATE ROAD; THENCE S 8° 23' W., 145.0 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF A PRIVATE ROAD TO AN IRON PIPE; THENCE S 88° 01' W., 548.6 FEET TO THE PLACE OF BEGINNING. ALSO, INCLUDING A 1/26 INTEREST IN A PRIVATE ROAD AS DESCRIBED IN THE QUIT CLAIM DEED DATED MARCH 3, 1998, RECORDED MARCH 6, 1998 IN VOLUME 806 OF RECORDS, PAGE 510, AS DOCUMENT NO. 335251 AND RE-RECORDED APRIL 14, 2000 IN VOLUME 913 OF RECORDS, PAGE 372, AS DOCUMENT NUMBER 361423.

Street Address: 2051 Mueller Drive, Eagle River, WI 54521

Tax Key No. 6-375 & 6-372

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. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on

6/17/2024



Sheriff of Vilas County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-26-00512

NOTE: This law firm is a debt collector.