
BMO Harris Bank, N.A

Plaintiff,

Case No. 2022CV000047

v.

Jo Newman, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 19, 2022 in the amount of \$68,336.42, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

February 23, 2023

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

LOT 7:

A PARCEL OF LAND LOCATED IN PART OF THE GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST, LINCOLN TOWNSHIP, VILAS COUNTY, WISCONSIN, MORE ACCURATELY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, MARKED BY A RAILROAD SPIKE IN PLACE; THEN N 87 DEG. 53' 10" E, 30.04 FEET TO AN IRON PIPE ON THE EASTERLY RIGHT-OF-WAY OF BLOOM ROAD; THEN ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 17 DEG. 55' 00" W, 500.00 FEET TO AN IRON PIPE; THEN ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 18 DEG. 20'17" W, 400.00 FEET TO AN IRON PIPE; THEN LEAVING SAID EASTERLY RIGHT-OF-WAY LINE N 86 DEG. 14' 31" E, 370.00 FEET TO AN IRON PIPE; THE PLACE OF BEGINNING. THEN CONTINUING N 86 DEG. 14' 31" E, 392.84 FEET TO AN IRON PIPE; THEN S 47 DEG. 34' 24" E, 121.46 FEET TO AN IRON PIPE; THEN S 09 DEG. 50' 14" E, 87.50 FEET TO AN IRON PIPE; THEN S 85 DEG. 20' 06" W, 436.29 FEET TO AN IRON PIPE; THEN N 19 DEG. 08' 34" W, 188.30 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT 50 FEET IN WIDTH FOR INGRESS AND EGRESS TO SPRUCE LANE INCLUDING A 100 FOOT DIAMETER CUL-DE-SAC (TURN-A-ROUND) AT THE END OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL MARKED BY AN IRON PIPE BEING THE CENTER POINT OF A 100 FOOT DIAMETER CUL-DE-SAC. THEN ALONG THE CENTERLINE OF SAID 50 FOOT WIDE EASEMENT,

N 09 DEG. 50' 14" W, 87.50 FEET TO AN IRON PIPE; THEN ALONG SAID CENTERLINE
N 47 DEG. 34' 24" W, 121.46 FEET TO AN IRON PIPE; THEN ALONG SAID CENTERLINE
N 09 DEG. 18' 04" W, 286.83 FEET TO AN IRON PIPE ON THE SOUTHERLY RIGHT-OF-
WAY LINE OF SPRUCE LANE AND THERE TERMINATING.

THE SIDELINES OF SAID 50 FOOT WIDE EASEMENT EXTEND OR FORESHORTEN TO
INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE TO SPRUCE LANE AND THE 100
FOOT DIAMETER CUL-DE-SAC.

Street Address: 4335 Spruce Lane, Eagle River, WI 54521
Tax Key No. 14-188-04

**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
50-22-00607

NOTE: This law firm is a debt collector.