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Mortgage Assets Management, LLC

Plaintiff,

Case No. 2023CV000039

v.

Estate of Pike C. Nelson

Defendant.

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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 June 22, 2023 in the amount of \$299,056.09, I will sell at public auction, located in the Courthouse Annex Addition, main public entrance, 330 Court Street, Eagle River, WI 54521, on

**September 28, 2023**

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

A PARCEL OF LAND IN GOVERNMENT LOT THREE (3), SECTION SIX (6), TOWNSHIP FORTY (40) NORTH, RANGE FIVE (5) EAST OF THE FOURTH PRINCIPAL MERIDIAN, LAC DU FLAMBEAU TOWNSHIP, VILAS COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MEANDER CORNER WHERE THE WEST LINE OF SECTION 6 INTERSECTS THE NORTHERLY SHORE OF FLAMBEAU LAKE, MARKED BY AN IRON PIPE, WITNESSED BY A 6" DOUBLE WHITE BIRCH BEARING S 30° E, 21.6 FEET AND BY A 7" WHITE PINE BEARING N 88° W, 19.0 FEET; THENCE N 80° 27' 28" E, 149.76 FEET ALONG THE LAKE TO AN IRON PIPE; THENCE S 87° 38' 29" E, 681.07 FEET ACROSS THE LAKE TO THE PLACE OF BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 107 DEEDS, PAGE 573, MARKED BY AN IRON PIPE NEAR THE NORTHERLY SHORE OF FLAMBEAU LAKE. THENCE N 22° 12' 46" E, 580.87 FEET (RECORDED AS N 23° E, 605 FEET; ALSO RECORDED AS N 25° 09' E, 581.00 FEET) TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN VOLUME 107 DEEDS, PAGE 573, MARKED BY AN IRON PIPE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN VILLAGE ROAD; THENCE S 43° 13' 02" E, 143.40 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN VILLAGE ROAD TO AN IRON PIPE; THENCE S 23° 08' 46" W, 501.11 FEET TO AN IRON PIPE; THENCE CONTINUING S 23° 08' 46" W, 20.00 FEET TO AN IRON PIPE NEAR THE NORTHERLY SHORE OF FLAMBEAU LAKE; THENCE N 67° 44' 04" W, 121.95 FEET ALONG THE LAKE TO THE PLACE OF BEGINNING, INCLUDING THE LAND LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK.

SUBJECT TO AN EASEMENT FOR TELEPHONE AND ELECTRIC POWER LINES.

Street Address: 14285 Indian Village Road, Lac du Flambeau, WI 54538  
Tax Key No. 010-00771-00000

**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 8/8/23

185:1  
Sheriff of Vilas County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-23-00168

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