

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff,

NOTICE OF FORECLOSURE SALE

vs.

Case No. 23-CV-000150

Peter V. Soderberg, Suzanne M. Soderberg, Jane Doe
Soderberg, Cavalry SPV I, LLC and Nicolet National
Bank

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 19, 2024 in the amount of \$185,210.20 the Sheriff will sell the described premises at public auction as follows:

TIME: August 22, 2024 at 2:00 p.m.

TERMS: Pursuant to said judgment, 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 clerk of courts requires any down payment in excess of \$20,000 must be provided to them via cashier's check. 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 days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. **MINIMUM BIDDER QUALIFICATIONS:** No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: Courthouse Annex Addition, Main Public Entrance, 330 Court St, Eagle River, WI

DESCRIPTION: See Attached Legal Description

PROPERTY ADDRESS: 3972 Mossy Oak Trl Conover, WI 54519-9351

DATED: June 19, 2024

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt 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.

Legal Description:

PARCEL 2

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), Section Twenty-five (25), Township Forty- one (41) North, Range Ten (10) East of the Fourth Principal Meridian, Township of Conover, Vilas County, Wisconsin, being more particularly described as follows: Commencing at the North 1/4 corner of said Section 25; thence South 89° 22' 06" East along the North line of said NW 1/4 NE 1/4 1319.185 feet to an iron pipe marking the Northeast corner of said NW 1/4 NE 1/4; thence South 0° 08' 38" West along the East line of said NW 1/4 NE 1/4 54.69 feet to an iron pipe on the right-of-way line; of State Highway 17; thence South 88° 02' 38" West 2.15 feet to an iron pipe on said right-of-way line; thence South 1° 00' 47" East 20.06 feet to an iron pipe on said right-of-way line; thence South 78° 24' 57" West 356.50 feet on the chord of a curve to the left to an iron pipe; thence South 65° 01' 47" West 264.25 feet on the chord of a curve to the left to an iron pipe; the place of beginning; thence South 22° 30' East 448.06 feet to an iron pipe on the Northerly right-of-way line of a 66.00 foot road that runs Westerly to the right-of-way line of State Highway 17; thence South 67° 30' West 264.00 feet along said right-of-way line to an iron pipe; thence North 22° 30' West 414.42 feet to an iron pipe on the Southeasterly right-of-way of State Highway 17; thence North 49° 37' 37" East on the chord of a curve to the right 71.01 feet to an iron pipe; thence South 40° 16' 12" East 30.27 feet along said right-of-way line to a iron pipe; thence North 55° 14' 29" East 191.55 feet along the chord of a curve to the right to an iron pipe to the place of beginning. ALSO an easement over a 66.00 foot road, the center line of which is 33.00 feet South of the South line of said parcel of land and beginning at the Easterly right-of-way line of State Highway 17.

PARCEL 3

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), Section Twenty-five (25), Township Forty-one (41) North, Range Ten (10) East of the Fourth Principal Meridian, Township of Conover, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the North 1/4 corner being marked with a railroad spine in the Town Road, thence S 89° 22' 06" E 1319.185 feet along the North line of said NW 1/4 NE 1/4 to an iron pipe at the Northeast corner of said NW 1/4 NE 1/4, thence S 0° 08' 38" W 534.53 feet along the East line of said NW 1/4 NE 1/4 to an iron pipe, thence S 67° 30' 00" W 124.67 feet to an iron pipe on the ARC of a 50.00 foot radius cul-de-sac on the end of a private road, thence 78.54 feet counterclockwise along said ARC (chord being N 67° 30' 00" W 70.71 feet) to an iron pipe and also being the place of beginning, thence Continuing counterclockwise along said ARC 42.50 feet (chord bearing S 43° 08' 57" W 41.23 feet) to an iron pipe on the Northerly right-of-way line of said 66.00 foot Private Road, thence S 67° 30' 00" W 226.44 feet along said right-of-way line to an iron pipe, thence leaving said right-of-way line N 22° 30' 00" W 448.06 feet to an iron pipe on the Southerly right-of-way line of State Trunk Highway 17, thence along said State Trunk Highway right-of-way line N 65° 01' 47" E 264.25 feet to the chord of curve to the right to an iron pipe, thence leaving said State Trunk Highway right-of-way S 22° 30' 00" E 442.45 feet back to the place of beginning. Including an easement for ingress and egress over said 66.00 foot wide private Road to State Trunk Highway 17.

Joseph A. Felt
6-25-24