

BankUnited N.A.,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2020CV000023

vs.

Deborah K. Nicholson,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 22, 2023, in the amount of \$139,738.19, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME:

July 18, 2024 at 2:00PM

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Vilas County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

in the lobby of the Vilas County Courthouse, 330 Court Street, Eagle River, WI 54521, Wisconsin

Property description:

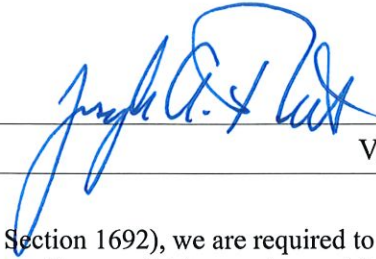
A Parcel of land being a part of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Twenty-Seven (27), Township Forty (40) North, Range Six (6) East, in the Town of Arbor Vitae, Vilas County, Wisconsin, and more particularly described as follows: The Point of Beginning being an Iron Pipe Marking the West 1/4 Corner of Section 27, Township 40 North, Range 6 East, thence S 89 Degrees 38 Minutes E, along the East-West 1/4 line of Section 27, a distance of 339.65 feet to an Iron Pipe; Thence N 1 Degree 28 Minutes W, a distance of 340.43 feet to an Iron Pipe; thence S 1 Degree 37 Minutes E, a distance of 300.00 feet to the point of beginning. Less parts described for Highway Purposes.

Tax Key No: 2-1243

Property Address: 11698 Sumach Lake Rd., Arbor Vitae, WI 54568

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 6th day June, 2024



Vilas County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.