

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCF 2 Acquisition

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 23-CV-000013

John J. Veatch Jr., Carolyn C. Veatch, Benson Builders, LLC, Arcady Investors Limited Partnership, U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ-Pass Through Trust XI and U.S. Bank National Association, not in its individual capacity, but solely as Trustee of the NRZ-Pass Through Trust VIII-B

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 11, 2023 in the amount of \$265,777.22 the Sheriff will sell the described premises at public auction as follows:

TIME: November 14, 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:

The following described Real Estate in Vilas County, Wisconsin: A parcel of land in Gov. Lot 4, Section 31, T40N, R11E, and being more particularly described as follows: (FERNWOOD) Commencing at the West 1/4 Corner of Sec. 31, T40N, R11E, an iron pipe, thence N. 56 deg. 20' E, a distance of 1932.7 feet to an iron pipe, thence S. 87 deg. 27' E, a distance of 60.2 feet to a concrete monument, thence N. 36 deg. 06' E, a distance of 116.2 feet to an iron pipe; thence N.45 deg. 28'E a distance of 20.28 feet to an iron pipe, thence S. 49 deg. 52'E a distance of 31.5 feet to an iron pipe; thence thence N. 39 deg. 24' E a distance of 79.84 feet to an iron pipe, thence N. 26' deg. 43' W a distance of 37.95 feet to an iron pipe,- thence N. 54 deg. 09' E a distance of 158.45 feet, thence N. 56 deg. 26' E a distance of 83.1 feet to an iron pipe, the place of beginning; thence S. 30 deg. 30' E a distance of 147.63 feet to an iron pipe on the Westerly shore of Cranberry Lake, thence N. 69 deg. 11' E along the shore of said lake a distance of 101.28 feet to an iron pipe, thence N. 30 deg. 30' W a distance of 170.0, feet to an iron pipe, said line being the South boundary line of Lot 16 of the recorded plat of Everetts Resort, thence S. 56 deg. 26'W a distance of 100.0 feet to an iron pipe, the place of beginning. Also described as Lot 17 of the recorded plat of Everetts Resort. Together with an easement or a right to the use of existing road-ways, paths and sidewalks as a means of entrance and exit from the lands herein conveyed; also right to the use of existing rights of way for utility service such as telephone, water, sewer and electric service to serve the lands herein conveyed. This description is drawn pursuant to a survey made by the Genisot Engineering Company of Rhineland, Wisconsin, dated September 14, 1951, and recorded in the office of the Register of Deeds, Vilas County, Wisconsin, November 6, 1951 in Vol. 7 of Plats page 13. Lake privileges are also granted to the grantees, their heirs and assigns, on both Catfish and Cranberry Lakes, and the right to use an existing easement to each of said lakes following a pathway to existing piers now situated on each of said lakes and known as "Everett Resort Piers." Subject to Municipal and Zoning Ordinances and Recorded Easement Public Utilities: Recorded Building Restrictions: easements, rights of way, reservations, exceptions and restrictions of record.

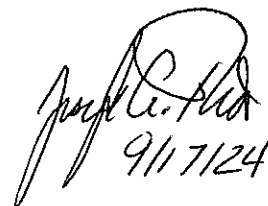
PROPERTY ADDRESS: 1332 Everett Rd Eagle River, WI 54521-8739

DATED: September 10, 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.



9/11/24