

BANK OF LUXEMBURG

Plaintiff,

Case No. 17 CV 172

Class Code: 30404

vs.

KEVIN A. BURKEL

and

SUSAN E. BURKEL

and

LAMNI SPORTS MANAGEMENT INC.

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 13, 2017 in the amount of \$204,039.99, the Sheriff will sell the described premises at public auction as follows:

**DATE/TIME:** March 21, 2018 at 10:00 a.m.

**TERMS:**

1. 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 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.
2. The property is sold 'as is' and subject to all liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate transfer tax from the proceeds of the sale.

**PLACE:** Oneida County Courthouse, Front Lobby, 1 S. Oneida Ave., Rhinelander, WI 54501

**DESCRIPTION/PARCEL/ADDRESSES #:**

**Manhardt Road, Minocqua, Wisconsin, 54548 / Tax Parcel No. M351; M354**

A parcel of land in the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4), Section Twenty-three (23), Township Thirty-eight (38) North, Range Four (4) East, in the Township of Minocqua, Oneida County, Wisconsin, shown on Map No. 05-97 by Wilderness Surveying, Inc., dated February 20, 2006, more particularly described as follows:

Beginning at the Quarter corner common to Sections Fourteen (14) and Twenty-three (23), marked by a brass capped iron pipe; thence South 89 deg. 54 min. 18 sec. East for a distance of 698.70 feet along the North line of said Section 23 to an intersection with the center line of East Manhardt Drive; thence along said center line, along a curve to the left, having a radius of 277.00 feet and an arc length of 71.54 feet, being subtended by a chord of South 79 deg. 20 min. 06 sec. East for a distance of 71.34 feet; thence continuing along said center line, South 86 deg. 44 min. 01 sec. East for a distance of 88.01 feet; thence continuing along said center line, along a curve to the right, having a radius of 266.07 feet and an arc length of 195.32 feet, being subtended by a chord of South 65 deg. 42 min. 11 sec. East for a distance of 190.97 feet; thence continuing along said center line. South 44 deg. 40 min. 21 sec. East for a distance of 142.21 feet; thence continuing along said center line, South 15 deg. 55 min. 01 sec. East for a distance of 70.66 feet to an intersection with the center line of Manhardt Road; thence along the center line of Manhardt Road, along a curve to the right, having a radius of 1,137.40 feet and an arc length of 153.91 feet, being subtended by a chord of South 84 deg. 23 min. 27 sec. East for a distance of 153.80 feet to an intersection with the East line of said Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4); thence South 00 deg. 49 min. 19 sec. West for a distance of 1,043.57 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4), being the North-East sixteenth corner, marked by an aluminum capped iron pipe; thence North 89 deg. 47 min. 54 sec. West for a distance of 1,301.01 feet to the Southwest corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4), being the center-North sixteenth corner, marked by an aluminum capped iron pipe; thence North 00 deg. 33 min. 23 sec. East for a distance of 1,321.05 feet to the place of beginning. Excepting therefrom a strip of land 100 feet wide on each side of the center line of the highway (Manhardt Road), more particularly described as follows:

Commencing at the North Quarter corner of Section Twenty-three (23) marked by a brass capped iron pipe; thence South 00 deg. 33 min. 23 sec. West for a distance of 750.95 feet along the West line of the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4), to the place of beginning, being the center line of Manhardt Road; thence along a curve to the right, having a radius of 2,083.87 feet and an arc length of 443.32 feet, being subtended by a chord of North 57 deg. 00 min. 22 sec. East for a distance of 442.49 feet along the centerline of Manhardt Road; thence

continuing along said center line, North 63 deg. 06 min. 02 sec. East for a distance of 266.06 feet. Thence continuing along said center line, along a curve to the right, having a radius of 1,137.40 feet and an arc length of 568.38 feet, being subtended by a chord of North 77 deg. 25 min. 00 sec. East for a distance of 562.49 feet to an intersection of said center line of Manhardt Road and the center line of East Manhardt Drive; thence continuing along the center line of Manhardt Road, along a curve to the right, having a radius of 1,137.40 feet and an arc length of 153.91 feet, being subtended by a chord of South 84 deg. 23 min. 27 sec. East for a distance of 153.80 feet to the East line of the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) and there terminating. The side lines lengthen or shorten to begin on the West line of the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4) and end on the East line of the Northwest Quarter of the Northeast Quarter (NW 1/4 of the NE 1/4). Subject to the rights of the public for a 66 foot wide right of way for Manhardt Road, a public town road, the centerline of which is described above. Together with and subject to covenants, easements and restrictions of record.

ALSO

The Northeast Quarter of the Northwest Quarter (NE 1/4 of the NW1/4), Section Twenty-three (23), Township Thirty-eight (38) North, Range Four (4) East, in the Township of Minocqua, Oneida County, Wisconsin. Subject to the rights of the public for a 66 foot wide right of way for Manhardt Road, a public town road. Together with and subject to covenants, easements and restrictions of record.

ALSO

Together with a perpetual non-exclusive easement, 33 feet wide, for ingress and egress over and across the existing roadway, more commonly referred to as the Kennedy Fire Lane, located in the Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4), Section Twenty-three (23), the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW 1/4), the Southeast Quarter of the Northwest Quarter (SE 1/4 of the NW 1/4), the Northeast Quarter of the Southwest Quarter (NE 1/4 of the SW 1/4), and the Northwest Quarter of the Southeast Quarter (NW 1/4 of the SE 1/4), Section Twenty-four (24), Township Thirty-eight (38) North, Range Four (4) East, in the Township of Minocqua, Oneida County, Wisconsin.

AND

Together with a perpetual non-exclusive easement, 33 feet wide, for ingress and egress over and across the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4), Section Twenty-four (24), Township Thirty-eight (38) North, Range Four (4) East, in the Township of Minocqua, Oneida County, Wisconsin.

ALSO

Together with a perpetual non-exclusive easement, 33 feet wide, for ingress and egress over and across the South 33 feet of those lands described in Doc. No.

689402, said parcel being located in the Northeast Quarter of the Northeast Quarter (NE 1/4 of the NE 1/4), Section Twenty-three (23), Township Thirty-eight (38) North, Range Four (4) East, in the Township of Minocqua, Oneida County, Wisconsin.

AND

A perpetual non-exclusive easement, 33 feet wide, for ingress and egress over and across the West 33 feet of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4), Section Twenty-four (24), Township Thirty-eight (38) North, Range Four (4) East, in the Township of Minocqua, Oneida County, Wisconsin, said easement beginning at the North line of the Southwest Quarter of the Northwest Quarter (SW 1/4 of the NW 1/4) of said Section Twenty-four (24) and terminating where said 33 foot strip intersects the existing roadway known as the Kennedy Fire Lane.

DATE: \_\_\_\_\_

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Grady Hartman, Oneida County Sheriff

WANEZEK, JAEKELS, DAUL & BABCOCK, S.C. is attempting to collect a debt on our client's behalf 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.