

Nationstar Mortgage LLC d/b/a Mr. Cooper

Plaintiff,
vs.

NOTICE OF FORECLOSURE SALE

Case No. 17-CV-000198

Susan L. Wallace, Stellar Recovery Inc. and Capital One Bank USA,
NA

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 16, 2017 in the amount of \$311,464.29 the Sheriff will sell the described premises at public auction as follows:

TIME: January 17, 2018 at 10:00 a.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 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.

PLACE: On the courthouse steps in the City of Rhinelander, Oneida County

DESCRIPTION:

Part of Government Lot 1, Section 13, Township 36 North, Range 8 East, Town of Crescent, Oneida County, Wisconsin, described as follows: Commencing at an iron pipe marking the North 1/16th Corner; thence Northerly along the North-South 1/4 line, a distance of 345.8 feet to an iron pipe; thence N 87° 15' E, a distance of 1275.0 feet to an iron pipe and the Westerly shore of Lake Julia, the Place of Beginning; thence S 87° 15' W, a distance of 210.0 feet to an iron pipe; thence S 2° 15' E, a distance of 80.0 feet to an iron pipe; thence Southeasterly to a point on the shore of Lake Julia which is 150 feet from the place of beginning; thence Northerly a distance of 150 feet to the Place of Beginning, in Oneida County, Wisconsin. AND A parcel of land being a part of Government Lot 1, Section 13, Township 36 North, Range 8 East, Town of Crescent, Oneida County, Wisconsin and being more particularly described as follows: Commencing at an iron pipe marking the center North 1/16th corner of said Section 13; thence Northerly along the North-South 1/4 line of said Section 13, a distance of 345.8 feet to an iron pipe; thence N 87° 15' E, a distance of 1065.0 feet to an iron pipe; thence S 2° 15' E, a distance of 30.0 feet to an iron pipe and the Place of Beginning; thence S 87° 15' W, along the Southerly right of way line of Windy Hill Road, a distance of 100.0 feet to a point; thence leaving said right of way line on a bearing of S 21° 40' E, a distance of 90.0 feet to a point; thence Southeasterly, parallel with the South line of a parcel of land described in Volume 356 of Deeds on page 58, a distance of 150.0 feet to a point on the Westerly shore of Lake Julia; thence Northerly along said lake shore a distance of 82 feet more or less to an iron pipe marking the Southeasterly corner of said parcel described in Volume 356 of Deeds on page 58; thence leaving said lake shore and Northwesterly along said South line described in Volume 356 of Deeds on page 58 to a point which is S 2° 15' E, of and 50.0 feet distant from the place of beginning; thence N 2° 15' W, a distance of 50.0 feet to an iron pipe and the Place of Beginning.

PROPERTY ADDRESS: 5569 Windy Hill Dr Rhinelander, WI 54501-8812

DATED: November 20, 2017

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

Grady Hartman
Oneida County Sheriff

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.