

Bank of America, N.A,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2022CV000062

vs.

Estate of Peter E. Frasco, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 7, 2023, in the amount of \$113,516.12, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: May 15, 2024 at 10:00AM

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 Oneida 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 Oneida County Courthouse, One Oneida Ave., Rhinelander WI 54501

Property description:

That part of the unplatted portion of Government Lot 2, Section 25, Township 35 North, Range 10 East, Town of Enterprise, Oneida County, Wisconsin, lying Easterly of County Trunk "G" and Southerly of the right-of-way of the (former) Chicago and North Western Railway Company.

And

A 20 foot strip of land located in Government Lot 2, Section 25, Township 35 North, Range 10 East, Town of Enterprise, Oneida County, Wisconsin, more particularly described as follows:

Commencing at the South 1/4 corner of Section 25, Township 35 North, Range 10 East; thence North 2 degrees 35 minutes 30 seconds West, a distance of 1011.6 feet to an iron pipe marking a point (this point is also known as the Southwest corner of Lot 1 of William Immich survey map for Jeff Dickison, Map #7611, dated June 5, 1985); thence South 85 degrees 52 minutes 40 seconds West, a distance of 171.3 feet to the point of Beginning, (this point is located 100 feet from the center line of County Highway "G"). Thence continuing on South 85 degrees 52 minutes 40 seconds West, a distance 20 feet to a point, (this point is located 80 feet from the center line of

County Highway "G"); thence in a Northwesterly direction parallel to the center line of County Highway "G" a distance of 417.61 feet to a point (which is also located 80 feet from the center line of County Highway "G"); thence North 85 degrees 52 minutes 40 seconds E, a distance of 20 feet to an iron pipe; thence in a Southeasterly direction parallel to the center line of County Highway "G" 417.61 feet to the point of Beginning.

The sole purpose of this transaction is to correct the trespass situation whereby the house shown on Lot 1 of William Immich survey map for Jeff Dickison, Map #7611, dated June 5, 1985, was built on highway right-of-way. The parcel created by this deed shall remain with said Lot 1 of William Immich Map #7611 and not be sold separately.

EXCEPTING THEREFROM:

A parcel of land located in Government Lot 2, Section 25, Township 35 North, Range 10 East, Oneida County, Wisconsin, described as follows:

Commencing at an iron pipe marking the South 1/4 corner of said Section 25 and the point of Beginning. Thence North 2 degrees 35 minutes 30 seconds West, a distance of 538.22 feet to an iron pipe; thence South 85 degrees 52 minutes 40 seconds West, a distance of 258.46 feet to the centerline of C.T.H. "G"; thence along the centerline of C.T.H. "G", South 4 degrees 07 minutes 20 seconds E, a distance of 501.59 feet to a point; thence South 85 degrees 38 minutes East, a distance of 246.72 feet to the POINT OF BEGINNING.

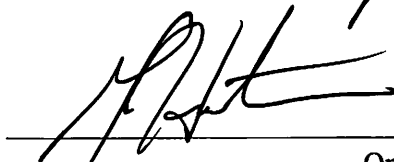
EXCEPTING THEREFROM the Westerly 100 feet of the above-described parcel. Subject to easement recorded June 23, 2010, as Document No. 691272.

Tax Key No: EN-728-4

Property Address: 476 County Road G, Pelican Lake, WI 54463

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

Dated this 11 day Apr, 2024



Oneida 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.