SHERIFF'S SALE NOTICE

STATE OF WISCONSIN CIRCUIT COURT IRON COUNTY

First National Bank of America

Plaintiff,

vs. Case No. 14-CV-53

PATRICK STENGEL
JANE DOE, POSSIBLE SPOUSE

Defendant(s).

By virtue of a Judgment of Foreclosure issued in the above entitled action on November 12, 2014, I will sell at public auction on/at Lobby of the Iron County Courthouse, **300 Taconite Street, Hurley, WI 54534, on January 26, 2017, at 10:00 o'clock a.m.,** all of the following described mortgaged premises to-wit:

A parcel of land in the Northeast 1/4 of the Northeast 1/4, of Section 30 Township 43 North, Range 4 East, more particularly described as follows:

Commencing at the Northeast corner of said Section 30 marked by a found iron pipe; thence N86°59'23"W (assumed bearing) along the North line of said Section 30, 1315.73 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4, of said Section 30 and the POINT OF BEGINNING marked by a set 1"x20"iron pipe; thence S00°08'41"W, 829.41 feet to the Northerly right-of-way of said Highway "J" marked by a set 1"x30" iron pipe; thence N70°43'38"E, along the Northerly right-if-way of said highway, 78.60 feet to a found right-of-way wood post; thence N74°51'40"E along the northerly right-of-way of said highway, 396.83 feet to a set 1"x30" iron pipe; thence N24°36'06"W, 326.21 feet to a set 1"x24" iron pipe; thence N17°04'23"W; 166.62 feet to a set 1"x30" iron pipe; thence N1°50'52"E, 153.14 feet to a set 1"x30" iron pipe; thence N28°04'44"W, 89.10 feet to the North line of said Section 30 marked by a set 1"x 30" iron pipe; thence N86°59'23"W along the North line of said Section 30, 233.87feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the parcel conveyed in Volume 207 Records, Page 792, described as follows:

Commencing at the Northeast corner of said Section 30 marked by a found iron pipe; thence N86°59'23"W (assumed bearing) along the North line of said Section 30, 1,315.73 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4, of said Section 30 marked by a set of 1"x20" iron pipe; thence S00°08'41"W, 479.41 feet to the POINT OF BEGINNING; thence continuing along this line 350 feet to the Northerly right-of-way of Highway "J" marked by a set of 1"x30" iron pipe; thence N70°43'38" E along the Northerly right-of-way of said highway, 78.60 feet to a found right-of-way wood post; thence N74°51'40" E along the Northerly right-of-way of said highway, 396.83 feet to a set 1"x30" iron pipe; thence N24°36'06" W, 326.21 feet to a set 1"x24" iron pipe; thence Westerly to the POINT OF BEGINNING.

Excepting all oil, gas, ores and mineral interests of record and subject to any mining and development rights thereto.

ALSO, a 1994 Marsh Mobile Home, Serial #066784

The Real Property or its address is commonly known as 2201 W. Beaver Road, Mercer, WI 54547. The Real Property tax identification number is 12-2843-0000.

TERMS OF SALE:

1. 10% down and cash or money order at the time of sale; balance due within ten (10) days of confirmation of sale; failure to pay balance due will result in forfeited deposit to plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

Dated: December 15, 2016

Tony Furyk, Sheriff
Iron County, Wisconsin

Plaintiff's Attorney:
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