

New Residential Mortgage, LLC

Plaintiff,

Case No. 2019CV000189

v.

Aaron Bresnahan a/k/a Aaron A. Bresnahan, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on March 13, 2020 in the amount of \$294,130.79, I will sell at public auction, located in the lobby of the Douglas County Courthouse, 1313 Belknap Street, Superior, WI 54880, on

August 4, 2020

At 10:00 AM, all of the following described premises, to wit:

LOT ONE (1) OF THAT CERTIFIED SURVEY RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGES 192-193 AS MAP NO. 753 AS DOCUMENT NO. 726577, BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 OF SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP FORTY-SEVEN (47) NORTH, RANGE THIRTEEN (13) WEST, IN THE TOWN OF OAKLAND, DOUGLAS COUNTY, WISCONSIN.

AND

THAT PART OF THE NORTH 540.48 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 OF SE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP FORTY-SEVEN (47) NORTH, RANGE THIRTEEN (13) WEST, LYING EASTERLY OF THE ABOVE DEFINED CERTIFIED SURVEY MAP, EXCEPT THE EAST 60.00 FEET OF THE NORTH 540.48 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER.

THE FOREGOING PARCEL DESCRIPTION INTENDING TO DESCRIBE A PARCEL OF 10.5 ACRES, MORE OR LESS, EXCLUSIVE OF TOWN ROAD RIGHT OF WAY, BUT INCLUDING LOT 1 OF THAT CERTIFIED SURVEY RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 192-193 AS MAP NO. 753, DOCUMENT NO. 726577.

RESERVING UNTO GRANTORS, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS, A PERPETUAL 50 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES TO THE REMAINDER OF SAID NW1/4 OF SE1/4 LYING EASTERLY OF THE AMNICON RIVER UPON AN EXISTING DRIVEWAY WHICH RUNS SOUTH-SOUTHEASTERLY FROM A POINT ON RIVER ROAD APPROXIMATELY 80 FEET

WESTERLY OF THE NORTHEASTERLY CORNER OF SAID LOT 1 OF CSM DOCUMENT NO. 726577,

THE 50 FOOT WIDE EASEMENT DEPICTED ON CSM DOCUMENT NO. 726577 IS TERMINATED DUE TO MERGER OF INTERESTS.

Street Address: 6662 East River Road, South Range, WI 51874

Tax Key No. OA-022-00752-02

OA-022-00752-03

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Thomas G. Dalbec
Sheriff of Douglas County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-19-01283

NOTE: This law firm is a debt collector.