

---

FIRST NATIONAL BANK OF EAGLE RIVER,  
Plaintiff,

vs.

LES T. STEINER,  
Principal Defendant,

Case No. 09 CV 252

Case Code 30404  
Foreclosure of Mortgage

MBNA AMERICA BANK, N.A.,  
HARVEST CREDIT MGT., VII  
RED ROCK LAKE FINANCIAL, LLC  
UNIFUND CCR PARTNERS  
MIDLAND FUNDING LLC  
FIRST NATIONAL BANK OF EAGLE RIVER  
Nominal Defendants.

---

### NOTICE OF SHERIFF'S SALE

---

By virtue of and pursuant to a judgment of foreclosure filed on June 30, 2010, I will sell at public auction at the main entrance of the Vilas County Courthouse, in the City of Eagle River, in said county, on:

DATE: April 19, 2011  
TIME: 2:00 p.m.

all of the following described mortgage premises, to wit:

Parcel 1

That part of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼ ) of Section Thirty-Five (35), Township Forty-two (42) North, Range Nine (9) East of the Fourth Principal Meridian, Conover Township, Vilas County, Wisconsin, further described as follows:

Commencing at the North ¼ corner of said Section 35, also being the PLACE OF BEGINNING of this description; thence S 01°15'12" W along the East line of the NW ¼ of said Section 35, 300.00 feet; thence S 89°58'00" W parallel with the North line of said NW ¼, 400.00 feet; thence S 63°53'49" W, 400.28 feet; thence N 35°14'40" W, 198.60 feet to the beginning of the meander line, said point being located S 35°14'40" E, 2 feet more or less from the water's edge of the Tamarack Flowage; thence N 54°44'03" E along said meander line, 221.42 feet to the North line of the said N/W ¼ and the end of the meander line, said point being located N 89°58'00" E, 4 feet more or less from the water's edge of the Tamarack Flowage; thence N 89°58'00" E along said North line of the NW ¼, 625.00 feet to the place of beginning. Including all lands lying between the meander line herein described and the water's edge of the Tamarack Flowage, which lies between true extensions of the Southwesterly and Northerly boundary lines of the parcel herein described. EXCEPTING THEREFROM the following parcels of land:

- a) That parcel of land described in Volume 327 M/R, page 685.
- b) That parcel of land described in Volume 978 M/R, page 137.

Parcel 1A:

A parcel of land being a part of the Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼), Section Thirty-five (35), Township Forty-two (42) North, Range Nine (9) East of the Fourth Principal Meridian, Conover Township, Vilas County, Wisconsin and being more particularly described as follows:

Commencing at the North ¼ corner of said Section 35 being marked with a Vilas County capped monument; thence S 0°52'53" W 300.00 feet (S 1°15'12" W 300.00 feet of record) along the East line of said NE ¼ of the NW ¼ to an iron pipe in the Town Road and the PLACE OF BEGINNING, thence continuing S 0°52'53" W 70.00 feet (S 1°15'12" W of record) along the East line of said NE ¼ NW ¼ to an iron pipe in the Town Road, thence S 72°31'53" W 1044.45 feet to an iron pipe on the Easterly Shore of the Tamarack Flowage, thence along said Shore; N 17°01'48" W 229.50 feet and N 53°01'27" E 240.00 feet to an iron pipe, thence leaving said Shore S 35°39'56" E 198.55 feet (S 35°17'40" E 198.60 feet of record) to an iron pipe, thence N 63°28'31" E 399.01 feet (N 63°53'49" E 400.28 feet of record) to an iron pipe, thence N 89°35'34" E 400.09 feet (N 89°58'00" E 400.00 feet of record) back to the Place of Beginning. Including all lands lying between the meander line and the lateral lot lines extended to the water's edge. Subject to the Town road right-of-way.

Computer No.: 008-1937-1  
Address: 4925 E. Flowage Road, Conover, WI 54519

TERMS OF SALE: 10% down in cash or certified funds, with a minimum deposit of not less than \$10,000, required at the time of sale made payable to the Vilas County Clerk of Circuit Court, and the balance of the sale price to be paid within 10 days of confirmation of sale by the court. Failure to pay balance due will result in forfeit of deposit to plaintiff. This property to be sold "as is" and subject all legal liens and encumbrances, and any delinquent real estate taxes, plus accrued interest, real estate taxes for the year of sale, and any special assessments, if any. Purchaser to pay applicable Wisconsin Real Estate Transfer Tax.

Dated this 17<sup>th</sup> day of February, 2011.

Frank Tomlanovich, Vilas County Sheriff

THIS DOCUMENT DRAFTED BY:

Attorney Steven C. Garbowicz  
O'Brien, Anderson, Burgy & Garbowicz, L.L.P.  
PO Box 639  
Eagle River, WI 54521

Pursuant to the Fair Debt Collection Practice Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.