



February 16, 2011

ELECTRONIC MAIL AND REGULAR U.S. MAIL

Vilas County Sheriff's Office  
Attn: Abbie, Civil Process  
300 Court Street  
Eagle River, WI 54521-8362

Re: River Valley Bank vs. Tina Estrada, City of Eagle River  
Vilas County Case No. 10 CV 306

Dear Staff:

I enclose three copies of a Notice of Sheriff's Sale with regard to the above-entitled matter. Please conform one copy with the date and returned to me in the envelope provided.

I also enclose my firm check in the amount of \$75.00 for your posting fee.

One copy should be posted in the City of Eagle River where the property is located and where the sale will take place.

Pursuant to your instruction, one copy is being provided to you electronically with a copy of this letter.

The sheriff's sale is rescheduled for April 27, 2011 at 2:00 p.m.

If you have any questions, please do not hesitate to contact me.

Sincerely,

RUDER WARE

A handwritten signature in black ink, appearing to read "John D. Leary".

John D. Leary

Enclosures

cc: River Valley Bank ([abtrap@co.vilas.wi.us](mailto:abtrap@co.vilas.wi.us))



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RIVER VALLEY BANK,

Plaintiff(s),

v.

TINA ESTRADA, a/k/a TINA R. ESTRADA,  
CITY OF EAGLE RIVER,  
A Wisconsin Municipal Corporation,

Defendant(s).

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NOTICE OF SHERIFF'S SALE

Case No. 10 CV 306

Code: 30404 - Foreclosure

By virtue of and pursuant to a Judgment entered in the above-entitled action on October 15, 2010, I will sell at public auction in the lobby of the Vilas County Courthouse, 330 Court Street, Eagle River, WI 54521, Wisconsin, in said county on April 27, 2011 at 2:00 p.m., all of the following described mortgaged premises, to wit:

**Legal Description:**

**Lots 14 and 15, Block 5, LAKE PARK ADDITION, EXCEPTING THEREFROM the following:**

**A parcel of land being all of Lot 16 and part of Lot 15, Block 5, LAKE PARK ADDITION, located in Government Lot 8, Section 28, Township 40 North, Range 10 East, City of Eagle River, Vilas County, WI, and being more particularly described as follows:**

**Commencing at the Southwest corner of said Lot 16 being marked by an iron pipe on the Easterly R/W line of Bond Boulevard and also being the PLACE OF BEGINNING, Thence N 2 degrees 42'22" W., 69.99 feet along the West line of said lots 16 and 15 and also along the Easterly R/W line of said Bond Boulevard to an iron pipe; thence N. 87 degrees 22'33"E, 129.89 feet to an iron pipe on the Westerly line of a 10 foot wide alley, thence S 2 degrees 36'07" E, 70.00 feet along the East line of said Lots 15 and 16 and the Westerly line of said 10 foot alley to an iron pipe at the Southeast corner of said Lot 16, thence S 87 degrees 22'49" W, 129.77 feet (130 feet of record) along the South line of said Lot 16 back to the PLACE OF BEGINNING.**

Parcel Identification No. pl 5, 14, Computer #221 430

Street address: 706 Burnett Street E, Eagle River, Wisconsin

**TERMS OF SALE:**

1. This is a cash sale. A certified check or bank draft in the amount of 10 percent of the amount bid must accompany the bid, with the balance due upon confirmation of sale by the Court.

2. Sale is subject to all unpaid real estate taxes and special assessments.

3. Purchaser shall pay any Wisconsin real estate transfer fee.

4. The property is being sold on an "as is" basis without warranties or representations of any kind

5. Purchaser shall be responsible for obtaining possession of the property.

You are notified that we are attempting to collect a debt. Any information obtained will be used for that purpose.

**Frank Tomlanovich  
Vilas County Sheriff**

**John D. Leary  
Attorneys for River Valley Bank  
RUDER WARE, L.L.S.C.  
402 Graham Avenue  
Post Office Box 187  
Eau Claire, Wisconsin 54702**

Telephone: 715.834.3425  
Facsimile: 715.834.9240