
RIVER VALLEY BANK,
Plaintiff,

vs.

Michael T. Downar, Debra A. Downar,
O'Moose's Pub, LLC,
Howard Young Health Care, Inc.,
And Marshfield Clinic,
Defendants.

NOTICE OF SHERIFF'S SALE

Case No. 10 CV 311

By virtue of and pursuant to a judgment of foreclosure filed on November 8, 2010, I will sell at public auction on the front steps of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, Wisconsin, in said county, on:

DATE: November 9, 2011

TIME: 2:00 P.M.

Property address: 10640 Big Arbor Vitae Drive

all of the following described mortgaged premises, to wit:

PARCEL I

A parcel of land in Government Lot Three (3), Section Thirty (30), Township Forty (40) North, Range Seven (7) East of the Fourth Principal Meridian, Town of Arbor Vitae, Vilas County, Wisconsin, described as follows:

Commencing on the West shore of Arbor Vitae Lake at the Meander Corner on the East and West Quarter Section line; thence South along the shore a distance of 33 links or 21.8 feet; thence West a distance of 3 chains or 198 feet to the center of the road; thence North 28 links or 18.5 feet to the East and West Quarter Section line; thence West on said Quarter Section line a distance of 2 chains and 31 1/2 links or 152.8 feet to a concrete monument marking the NW corner of the Albert Mykleby property as described in deed recorded in Volume 58 on page 76; thence South a distance of 3 chains and 46 links or 228.4 feet to a concrete monument on the Westerly side of Highway 70 marking the SW corner of the above mentioned Albert Mykleby property and the PLACE OF BEGINNING of the land herein described. From this Place of Beginning thence S 45° E across Highway 70 a distance of 485.5 feet to an iron pipe on the East side of Highway 70; thence N 58° E along the Southeasterly bank of Creek a distance of 95 feet to an iron pipe and continuing along the same line 5 feet, more or less, to the shore of Arbor Vitae Lake; thence Northerly along the shore of lake a distance of 315 feet, more or less, to a line drawn East from the place of beginning; thence West 21 feet, more or less, to a concrete monument; thence West 218.5 feet to a concrete monument; thence West 129 feet to a concrete monument and the Place of Beginning.

EXCEPTING THEREFROM the right-of-way of Highway 70.

Together with all riparian rights to the shore of Arbor Vitae Lake lying between the Northerly and Southerly boundaries above described, lying and being in the County of Vilas, State of Wisconsin.

PARCEL II

Government Lot Three (3), Section Thirty (30), Township Forty (40) North, Range Seven (7) East of the Fourth Principal Meridian, Town of Arbor Vitae, Vilas County, Wisconsin, lying East of State Trunk Highway 70 as now located but EXCEPTING such parts of said Government Lot 3 as follows:

- a) That part as described in Volume 102 Deeds, page 116;
- b) That part as described in Volume 58 Deeds, page 76;
- c) That part as described in Volume 66 Deeds, page 179;
- d) That part as described in Volume 95 Deeds, page 383;
- e) That part as described in Volume 217 Records, page 462;
- f) That part as described in Volume 79 Deeds, page 424.

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 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 to all legal liens and encumbrances, 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.

Frank Tomlanovich, Vilas County Sheriff

O'Brien, Anderson, Burgy,
& Garbowicz, L.L.P.
Attorneys for Plaintiff
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.