

BankUnited

Plaintiff,  
vs.

John T. Burns and Anna W. Burns,  
Defendants.

## NOTICE OF FORECLOSURE SALE

Case No. 10-CV-345

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 5, 2010 in the amount of \$248,735.52 the Sheriff will sell the described premises at public auction as follows:

TIME: July 13, 2011 at 2:00 p.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River

DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 7646 Hug Ln Saint Germain, WI 54558-9762

DATED: May 12, 2011

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Gray & Associates, L.L.P. is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

A parcel of land in Government Lot 7, Section 26, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the meander corner where the North line of Gov't. Lot 7 intersects the shore of Little St. Germain Lake marked by an iron rod 6 feet from the shore, witnessed by an 8" Norway Pine bearing N 10° W, 6.3 feet; thence N 89° 19' E, 156.3 feet along the North line of Gov't. Lot 7 to an iron rod; thence S 0° 41' E, 180.6 feet to an iron pipe, the PLACE OF BEGINNING; thence S 38° 21' W, 415.8 feet to an iron pipe on the South side of the road; thence N 69° 34' W, 253.7 feet and N 57° 42' W, 133.4 feet; thence N 42° 23' E, 277 feet, more or less, to the shore of Little St. Germain Lake; thence in a Southeasterly direction along the shore 105 feet, more or less, to an iron pipe; thence N 89° 13' E, 324 feet to the PLACE OF BEGINNING.

The above lateral lot lines extend to the lake.

Together with the right for ingress and egress to the Town Road over the existing road easements 20 to 30 feet in width across said Gov't. Lot 7.

Subject to an easement 30 feet in width over the existing road along the South line of said description.

AND

A parcel of land in Government Lot 7, Section 26, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the Meander Corner where the North line of Gov't. Lot 7 intersects the shore of Little St. Germain Lake, marked by an iron rod 6 feet from the shore, witnessed by an 8" Norway pine bearing N 10° W, 6.3 feet; thence N 89° 19' E, 156.3 feet along the North line of Gov't. Lot 7 to an iron rod; thence S 0° 41' E, 180.6 feet to an iron pipe; thence S 38° 21' W, 415.8 feet to an iron pipe on the South side of the road; thence N 69° 34' W, 253.7 feet and N 57° 42' W, 133.4 feet to the POINT OF BEGINNING; thence continuing N 57° 42' W, 66.6 feet to an iron pipe; thence N 3° 34' E, 55.0 feet across the road to an iron pipe; thence N 42° W, 66.6 feet to an iron pipe; thence N 3° 34' E, 55.0 feet across the road to an iron pipe; thence N 42° 23' E, 307.6 feet to an iron pipe near the shore of Little St. Germain Lake; thence Southeasterly along the shore 115 feet, more or less, to a point 100 feet measured at right angles from the above mentioned line bearing N 42° 23' E; thence S 42° 23' W, 280 feet, more or less, to the POINT OF BEGINNING.

The above lateral lot lines extend to the lake.

Together with the right for ingress and egress to the Town Road over the existing 30 foot road across said Gov't. Lot 7. Subject to an easement 30 feet in width over the existing road along the South line of said description.

EXCEPTING THEREFROM lands deeded to SEKAO, Inc., a Wisconsin Corporation as described in Warranty Deed recorded on December 12, 2005 as Document no. 439346 and more particularly described as follows: A parcel of land being a part of Gov't. Lot 7, Section 26, T 40 N, R 8 E, Town of St. Germain, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the East 1/4 corner of said Section 26 being marked by a Vilas County aluminum monument, thence S 89° 24' 41" W 2014.03 feet along the East-West 1/4 line of said Section 26 as previously used and established to an iron pipe on the Westerly Shore of a Pond, thence S 89° 18' 00" W 340.11 feet (S 89° 24' 41" W of record) along the North line of said Gov't. Lot 7 to an iron shaft, thence S 0° 41' 10" E 180.53 feet (S 0° 41' E 180.6 feet of record) to an iron pipe and the Place of Beginning, thence S 38° 22' 05" W 68.00 feet (S 38° 21' 00" W of record) to an iron pipe, thence N 67° 56' 04" W 135.76 feet to an iron pipe, thence N 89° 13' 00" E 168.03 feet back to the Place of Beginning. This parcel is to be added to the adjoining lands to the North.