
Herman Ristow and Janis Ristow
Plaintiff,
vs.

NOTICE OF SHERIFF'S SALE

Nathan W. Wusterbarth,
Therese M. Wusterbarth,
and
U.S. Department of Treasury,
Defendants.

Case No. 10 CV 407

By virtue of and pursuant to a judgment of foreclosure filed on March 16, 2011, I will sell at public auction on the front steps of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, in said county, on:

DATE: May 24, 2011

TIME: 2:00 p.m.

all of the following described mortgaged premises, to wit:

LOT 151 LEISURE ESTATES TRACTS

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and part of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), Section 22, Township 40 North, Range 8 East of the Fourth principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 22 thence N 89 degrees 04 minutes 35 seconds W along the South line of said Section 22 180.00' to an iron pipe; thence N 00 degrees 32 minutes 46 seconds W 180.00' to an iron pipe; thence N 00 degrees 35 minutes 43 seconds W 66.02' to an iron pipe; thence S 89 degrees 12 minutes 00 seconds E 852.12' to an iron pipe; thence N 00 degrees 35 minutes 43 seconds W 959.37' to the POINT OF BEGINNING marked by an iron pipe being on the Easterly right-of-way line of Lilac Drive; thence continuing N 00 degrees 35 minutes 43 seconds W 390.00' along said right-of-way line to an iron pipe being on the Southerly right-of-way line of Indian Trail; thence S 89 degrees 28 minutes 24 seconds E 186.00' along said right-of-way line to an iron pipe; thence S 00 degrees 35 minutes 43 seconds E 390.00' to an iron pipe; thence N 89 degrees 28 minutes 24 seconds W 186.00' to the place of beginning.

LOT 157 LEISURE ESTATES TRACTS

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and part of the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), Section 22,

Township 40 North, Range 8 East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the South ¼ corner of said Section 22, thence N 89 degrees 04 minutes 35 seconds W Along the South line of said Section 22 180.00' to an iron pipe; thence N 00 degrees 32 minutes 66 seconds W 180.00' to an iron pipe; thence N 00 degrees 35 minutes 43 seconds W 66.02' to an iron pipe; thence S 89 degrees 12 minutes 00 seconds E 1225.65' to an iron pipe; thence N 00 degrees 35 minutes 43 seconds W 961.16' to the POINT OF BEGINNING marked by an iron pipe being on the westerly right-of-way line of Pinewood Drive; thence continuing N 00 degrees 35 minutes 43 seconds W 390.00' along the right-of-way line to an iron pipe being on the southerly right-of-way line of Indian Trail; thence N 89 degrees 28 minutes 24 seconds W 187.49' along said right-of-way line to an iron pipe; thence S 00 degrees 35 minutes 43 seconds E 390.00' to an iron pipe; thence S 89 degrees 28 minutes 24 seconds E 187.49' to the point of beginning.

PROPERTY ADDRESS: 1665 PINEWOOD DRIVE

TERMS OF SALE: Cash, with a minimum deposit for down payment of not less than \$10,000, required at the time of Sheriff's sale by, cash, money order, Cashier's Check or certified check made payable to the Clerk of Circuit Court, and the balance of the sale price to be paid upon confirmation of sale by the Court. This property to be sold "AS IS" and subject to any and all delinquent real estate taxes, plus accrued interest, and real estate taxes for the year of sale, and any special assessments, if any. Purchaser to pay transfer return fee.

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.