

Citizens Bank f/k/a F&M Bank-Wisconsin

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 10-CV-423

Mark A. Wahlgren, Nancy Wahlgren a/k/a Nancy Ann
Wahlgren, Marshfield Clinic and F&M Bank -Lakeland
a/k/a Citizens Bank Corp

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 27, 2011 in the amount of \$85,052.87 the Sheriff will sell the described premises at public auction as follows:

TIME: July 28, 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:

PROPERTY ADDRESS: 4459 Pine Ln Boulder Junction, WI 54512-9669

That upon information and belief, the mortgage held by the plaintiff is a junior and subordinate mortgage against the premises and the plaintiff makes no representations or warranties regarding the priority of its mortgage.

DATED: May 27, 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 located in Government Lot 2, Section 6, Township 41 North, Range 6 East, Boulder Junction Township, Vilas County, Wisconsin, more particularly described as follows: Beginning at the One-Quarter corner common to Sections 5 and 6, marked by an iron pipe, witnessed by a 30 inches White Pine stump bearing North 30 degrees West, 40.0 feet, a 12 inches White Pine bearing South 10 degrees East, 11.6 feet and by a 14 inches Aspen bearing North 59 degrees West, 6.3 feet; thence North 22 degrees 03.5 minutes West, (Solar Bearing) 154.04 feet to an iron pipe in the centerline of an existing 30 foot wide easement road; thence North 63 degrees 43.5 minutes West, 174.47 feet along said centerline to an iron pipe; thence continuing along said centerline, North 73 degrees 56.5 minutes West, 203.01 feet to an iron pipe; thence continuing along said centerline North 39 degrees 40.5 minutes West, 577.51 feet to an iron pipe; thence South 86 degrees 57 minutes E, 770.7 feet to an iron pipe, witnessed by an 8 inch Whit Birch bearing North 28 degrees West, 16.3 feet and a 10 inches White Birch bearing North 40 degrees East, 21.7 feet; thence South 0 degrees 01 minute East, 679.60 feet to the place of beginning.