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CitiFinancial, Inc.

Plaintiff,

Case No: 10 CV 174

Vs

ESTATE OF AUDREY F. JOHNSON, et al.

**NOTICE OF SHERIFF'S SALE**

Defendants.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 7, 2010 in the amount of \$46,556.93 the Sheriff will sell the described premises at public auction as follows:

TIME: March 8, 2011 at 02:00 PM

TERMS:

1. 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.

PLACE: At 330 Court Street, Eagle River, Wisconsin 54521

DESCRIPTION: The following described real estate in Vilas County, Wisconsin: A parcel of land in the Southeast 1/4 of the Southeast 1/4 Section 9, Township 41 North, Range 12 East, Township of Phelps, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of the Southeast 1/4 Southeast 1/4; thence South 87°06` West and along the South boundary of said forty for 32 feet to an iron pipe; thence North 1°10` East for 460 feet to an iron pipe; thence continuing North 1°10` East for 50 feet to an iron pipe; thence South 87°17` West for 768 feet to an iron pipe; thence North 1°06` East for 350.0 feet to an iron pipe; thence North 87°17` East a distance of 35 feet to a point and the place of beginning; thence continuing North 87°17` East a distance of 165 feet to an iron pipe; thence North 1°06` East a distance of 400 feet to an iron pipe; thence South 87°17` West a distance of 165 feet to a point; thence South 1°06` West a distance of 400 feet and back to the place of beginning. Together with an easement for ingress and egress to the town road.

PROPERTY ADDRESS: 1051 South Sand Lane, Phelps, WI 54554

TAX KEY NO.: 18-1584

**Russell J Karnes**

Blommer Peterman, S.C.

State Bar No. **1054982**

165 Bishops Way

Brookfield, WI 53005

262-790-5719

Please go to [www.blommerpeterman.com](http://www.blommerpeterman.com) to obtain the bid for this sale.  
Blommer Peterman, S.C. Is the creditor's attorney and is attempting to collect a debt on its behalf.  
Any information obtained will be used for that purpose.