

Eliason & Eliason, Inc.
Plaintiff,

NOTICE OF SHERIFF'S SALE

vs.

Case No. 11 CV 05

KENNETH J. MILLER,
HOLLY L. MILLER,
WESTMONT LAW OFFICES, S.C.,
HAUS, ROMAN & BANKS, LLP,
and
DAVID F. GRAMS AND MARIA GRAMS,
Defendants.

By virtue of and pursuant to a judgment of foreclosure filed on May 31, 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: August 4, 2011

TIME: 2:00 p.m.

all of the following described mortgaged premises, to wit:

Property Address: 5120 W State Highway 70

PARCEL 5

A parcel of land being a part of Government Lot Ten (10), Section Thirty-one (31), Township Forty (40) North, Range Ten (10) East of the Fourth Principal Meridian, Township of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows:
Commencing at the East 1/4 corner of said Section 31 being marked with a Vilas County capped monument; thence N 51° 07' 44" W, 890.91 feet to an iron pipe on the Northerly right-of-way line of State Trunk Hwy. "70" & "17"; thence N 45° 38' 11" E, 162.14 feet along said right-of-way line to an iron pipe and the PLACE OF BEGINNING. Thence leaving said right-of-way line N 46° 41' 26" W, 407.26 feet to an iron pipe on the South line of a 25.00 foot wide Private Easement Road; thence N 48° 35' 54" E, 75.73 feet along the South line of said Private Easement Road to an iron pipe at the end of said Easement Road; thence continuing N 48° 35' 54" E, 116.71 feet to an iron pipe; thence S 10° 21' 42" E, 50.00 feet to an iron pipe; thence S 46° 41' 26" E, 355.82 feet to an iron pipe on the Northerly right-of-way line of said State Trunk Hwy. "70" & "17"; thence S 45° 38' 11" W, 162.14 feet along said Northerly right-of-way line back to the place of beginning.

PARCEL 6

A parcel of land being a part of Government Lot Ten (10), Section Thirty-one (31), Township Forty (40) North, Range Ten (10) East of the Fourth Principal Meridian, Township of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows:
Commencing at the East 1/4 corner of said Section 31 being marked with a Vilas County capped monument; thence N 51° 07' 44" W, 890.91 feet to an iron pipe on the Northerly right-of-

way line of State Trunk Hwy. "70" & "17" and the West line of a 25.00 foot wide Private Easement Road and also being the PLACE OF BEGINNING. Thence N 46° 41' 26" W, 415.67 feet (N 48° 56' W of record) along the Westerly right-of-way line of said 25.00 foot wide Private Easement Road to an iron pipe on the South line of said 25.00 foot wide Private Easement Road; thence N 48° 35' 54" E, 162.71 feet along the South right-of-way line of said 25.00 foot wide Private Easement Road to an iron pipe; thence S 46° 41' 26" E, 407.26 feet to an iron pipe on the Northerly right-of-way line of said State Trunk Hwy. "70" & "17"; thence S 45° 38' 11" W, 162.14 feet along said Northerly right-of-way line back to the place of beginning.

Granting and reserving an easement for ingress and egress over the above mentioned 25.00 foot wide Easement Road along the Southwesterly 25.00 of the above described parcel.

PARCEL 7

A parcel of land being a part of Government Lot Ten (10), Section Thirty-one (31), Township Forty (40) North, Range Ten (10) East of the Fourth Principal Meridian, Township of Lincoln, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 31 being marked with a Vilas County capped monument; thence N 51° 07' 44" W, 890.91 feet to an iron pipe on the Northerly right-of-way line of State Trunk Hwy. "70" & "17" and the West line of a 25.00 foot wide Private Easement Road and also being the PLACE OF BEGINNING. Thence S 45° 38' 11" W, 100.16 feet along the Northerly right-of-way line of said State Trunk Hwy. "70" & "17" to an iron pipe; thence leaving said Northerly right-of-way line N 46° 43' 12" W, 412.16 (N 46° 36' W of record) to an iron pipe; thence N 43° 37' 50" E 100.28 feet to an iron pipe on the Westerly right-of-way line of said 25.00 Private Easement Road; thence S 46° 41' 26" E, 415.67 feet along the Westerly right-of-way line of said 25.00 foot wide Private Easement Road back to the place of beginning.

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 all legal liens and encumbrances, and 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.