

CitiMortgage, Inc., successor by merger to ABN AMRO
Mortgage Group, Inc.

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 2011-CV-101

James J. Turner

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 29, 2011 in the amount of \$106,735.34 the Sheriff will sell the described premises at public auction as follows:

TIME: November 8, 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

PROPERTY ADDRESS: 4430 Old School Rd Phelps, WI 54554-9401

DATED: September 9, 2011

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404
Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt 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.

LEGAL DESCRIPTION

A parcel of land being a part of Government Lots 2 and 3, Section 2, Township 41 North, Range 11 East of the Fourth Principal Meridian, Township of Phelps, Vilas County, Wisconsin, and being more particularly described as follows: Commencing at the East 1/4 corner of said Section 2; thence N 89° 18' 00" W 2198.91 feet (N89° 17' W of record) along the East-West 1/4 line of said Section 2 to an iron pipe at the center of said Section 2 and also being the PLACE OF

BEGINNING; thence S 0° 00' 20" W 100.00 feet to an iron pipe on the Westerly right-of-way of a 66.00 foot Private Road; thence S 33° 44' 52" W 95.66 feet along said right-of-way line to an iron pipe; thence leaving said right-of-way line N 84° 30' 30" W 270.08 feet to a 4" square concrete monument; thence N 55° 22' 11" W 231.63 feet (N 55° 23' W 232.0 feet of record) to a 4" concrete monument on the Easterly right-of-way of State Trunk Highway "17"; thence along said right-of-way line N 34° 01' 15" E 34.53 feet (N 34° 37' E 34.5 feet of record) to an iron pipe and N 34° 36' 00" E 120.03 feet (N 34° 37' E of record) to an iron pipe; thence leaving said right-of-way line S 89° 18' 00" E 325.23 feet (S 89° 17' E 335 plus or minus feet of record) to a point on the West line of the High School parcel; thence along said West line S 0° 02' 12" W 100.14 feet (S 100.0 feet of record) to an iron pipe on the South line of said Government Lot 3; thence along said South S 89° 18' 00" E 100.00 feet (S 89° 17' E of record) back to the place of beginning. EXCEPTING THEREFROM that parcel of land conveyed to the State of Wisconsin, Department of Transportation as described in Warranty Deed recorded in Volume 1575 Records, page 451 as Document No. 468228 and legally described as follows: Parcel 34 of Transportation Project Plat 9195-07-21-4.04, recorded in Volume 1 of Transportation Project Plats, Page 15, as Document No. 464283, recorded in Vilas County, Wisconsin.