
**GREEN TREE SERVICING LLC, AS SUCCESSOR IN INTEREST TO CONSECO
FINANCE SERVICING CORP.,**

Plaintiff,

vs.

Case No. 11 CV 164

**COLIN C. ELLIS,
GREAT SENECA FINANCIAL CORP.,
CACV OF COLORADO,
NCO PORTFOLIO MANAGEMENT, INC.,
ARROW FINANCIAL SERVICES, LLC,
MARSHFIELD CLINIC,**

Defendants.

FORECLOSURE OF MORTGAGE 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$56,329.45 entered by the court on June 30, 2011, the undersigned Sheriff of Vilas County, Wisconsin, will sell the following described real estate.

Parcel 2

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), Section Thirty-six (36), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Center Quarter corner of said section, being marked by a concrete monument; thence S 0 degrees 04' E along the North-South 1/4 line, 316.24 feet to the PLACE OF BEGINNING; thence continuing S 0 degrees 04' E along the North-South 1/4 line, 232.4 feet; thence S 58 degrees 04' E, 341.43 feet to the West right-of way of "Old Highway 70"; thence N 55 degrees 45' E along said right of way, 325.0 feet; thence N 67 degrees 37' W, 604.18 feet to the North-South 1/4 line and the Place of Beginning.

Parcel 24

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), Section Thirty-six (36), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Center Quarter Corner of said section marked by a concrete monument, thence S 0 degrees 04' E along the North-South 1/4 line, 316.24 feet; thence S 67 degrees 37' E, 118.83 feet to the PLACE OF BEGINNING; thence N 22 degrees 35' E, 348.6 feet to the South right-of-way of a town road; thence S 67 degrees 50' E along said right-of-way, 190.0 feet; thence S 22 degrees 35' W, 349.3 feet; thence N 67 degrees 37' W, 190.0 feet to the Place of Beginning. AND

Parcel 23

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), Section Thirty-six (36), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Center Quarter corner of said Section, being marked by a concrete monument; thence S 0 degrees 04' E along the North-South Quarter line, 316.24 feet; thence S 67 degrees 37' E, 308.83 feet to the PLACE OF BEGINNING; thence N 22 degrees 35' E, 349.3 feet to the South right-of-way of a proposed town road; thence S 67 degrees 50' E along said South right-of way, 178.9 feet to the West right-of-way of a proposed town road; thence S 26 degrees 09' W along the West right-of-way, 184.3 feet; thence S 14 degrees 45' E along the West right-of-way of the proposed town road, 209.3 feet to the West right-of-way

of "Old" Highway "70"; thence N 67 degrees 37' W, 295.35 feet to the Place of Beginning. Together with and subject to a non-exclusive easement over and across a part of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), all in Section Thirty-six (36), Township Forty (40) North, Range Eight (8) East, such easement being more fully described as follows: Commencing at the Southwest corner of the NW 1/4 of the SE 1/4, Section 36, Township 40 North, Range 8 East; thence N 87 degrees 55' E a distance of 20.4 feet to an iron pipe on the Northerly right-of-way line of Old Highway "70"; thence N 11 degrees 46' E along the North right-of-way line of Old Highway "70" a distance of 99.7 feet; thence continuing N 12 degrees 52' E along the Northerly right-of-way line of Old Highway "70" a distance of 366.3 feet; thence continuing N 55 degrees 45' E along the Northerly right-of-way of Old Highway "70" a distance of 596.75 feet to the POINT OF BEGINNING of the easement herein described; thence N 14 degrees 45' W a distance of 161.3 feet to an iron pipe; thence N 26 degrees 09' E a distance of 173.6 feet to an iron pipe; thence N 55 degrees 26' E 285.03 feet to an iron pipe; thence N 14 degrees 33; East 125.19 feet to an iron pipe; thence N 24 degrees 02' E 371.5 feet to an iron pipe on the Southerly right-of-way of Shields Road; thence N 50 degrees 44' W 68.4 feet along the Southerly right-of-way line of Shields Road to an iron pipe; thence S 24 degrees 02' W a distance of 394.9 feet to an iron pipe; thence S 14 degrees 33' W a distance of 106.05 feet to an iron pipe; thence S 55 degrees 26' W a distance of 255.0 feet to an iron pipe; thence N 67 degrees 50' W a distance of 572.3 feet to an iron pipe; thence S 23 degrees 35' W 50 feet to an iron pipe; thence S 67 degrees 50' E a distance of 558.9 feet to an iron pipe; thence S 26 degrees 09' W a distance of 184.3 feet to an iron pipe; thence S 14 degrees 45' E a distance of 209.3 feet to an iron pipe on the Northerly right-of-way line of Old Highway "70"; thence North 55 degrees 45' E a distance of 70.02 feet to an iron pipe and the Place of Beginning. EXCEPTING therefrom the above described easement, that portion, thereof, lying Northerly and Westerly of the Northwest corner of the subject premises.

Tax Key No. 024-2518-06 and 024-2518-02

Street Address: 1125 Oak Tree Lane p/k/a 1127 Old Hwy 70, Saint Germain, WI 54558

Place of Sale: Front steps of the Vilas County Courthouse, 330 Court Street, Eagle River, WI 54521

Date & Time of Sale: January 4, 2012 at 2:00 p.m.

Terms of Sale:

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: _____

Law Offices of James E. Huismann, S.C.
Address: N14 W23777 Stone Ridge Dr, Suite 120
Waukesha, Wisconsin 53188
(262) 523-6400

Frank Tomlanovich, Sheriff
Vilas County