

RIVER VALLEY BANK,
Plaintiff,

-vs-

ALBERT W. PETERSON,
AMY L. PETERSON,
STEVEN J. REGNIER,
JEANNE M. REGNIER,
CITIBANK NA,
MINISTRY MEDICAL GROUP – NOTHERN REGION,
REINHART FOODSERVICE LLC,
MARSHFIELD CLINIC,

-and-

STATE OF WISCONSIN
Defendants.

Case No. 11-CV-29

Classification Code: 30301, 30304 & 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on May 31, 2011 in the amount of \$564,767.65 against the Defendants Albert W. Peterson and Amy L. Peterson (collectively, the “Petersons”), the undersigned Sheriff of Vilas County, or Sheriff’s representative, will sell at public auction in the Vilas County Courthouse foyer, 330 Court Street, Eagle River, Vilas County, Wisconsin, on Thursday, September 29, 2011, at 2:00 p.m. the Mortgaged Premises described by said judgment and described as follows:

The property located in Vilas County, Wisconsin is legally described as set forth on the attached Exhibit A.

TERMS OF SALE: 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. Bids made after the plaintiff’s opening bid will be accepted in \$100.00 increments only.

**THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE.**

Dated this ____ day of August, 2011, at Eagle River, Wisconsin

By: _____
Frank Tomlanovich, Vilas County Sheriff
Vilas County, Wisconsin

Drafted by:
Scott A. Jackman, Esq.
JACKMAN LAW FIRM, LLC
2620 Stewart Avenue, Suite 314
P.O. Box 1205
Wausau, WI 54402-1205
(715) 298-9445

Exhibit A

PARCEL 1:

PARCEL 1 of that certain Survey Map of Northwoods Surveyors, Inc. and William S. Cameron, Land Surveyor, dated January 1972, and revised August 1972, and being part of the unrecorded Plat of Birch Lake Resort and Campground, and more particularly described as:

A parcel of land in Government Lot 3, Section 11, Township 43 North, Range 5 East, Town of Winchester, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11 and 12, marked by an axle shaft in East Birch Lake Road, witnessed by an iron pipe bearing N 89° 08' W (solar bearing) 17.0 feet; thence S 89° 20' W, 2507.1 feet along the section line to the PLACE OF BEGINNING, marked by an iron pipe. Thence continuing S 89° 20' W, 130.0 feet along the section line to the one-quarter corner common to Sections 2 and 11, marked by an iron pipe, witnessed by a railroad spike in a 12" White Pine bearing S 48° E, 34.3 feet; thence S 0° 40' W, 261.4 feet along the West line of Government Lot 3 to the meander corner marked by an iron pipe near the Northerly shore of Birch Lake; thence S 78° 22' E, 80.0 feet along the lake to an iron pipe; thence N 11° 05' E, 284.3 feet to the PLACE OF BEGINNING.

The above lateral lot lines extend to the lake.

Subject to an easement for telephone and electric power lines.

Subject to an easement 20 feet in width approximately 280 feet from the lake for the purpose of ingress and egress to parcels to the East.

Together with the right for ingress and egress to County Trunk Highway "W" over the easement road approximately 280 feet from the lake.

PARCEL 2:

PARCELS 2 & 3 of that certain Survey Map of Northwoods Surveyors, Inc. and William S. Cameron, Land Surveyor, dated January 1972, and revised August 1972, and being part of the unrecorded Plat of Birch Lake Resort and Campground, and more particularly described as:

A parcel of land in Government Lot 3, in Section 11, Township 43 North, Range 5 East, Town of Winchester, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11 and 12, marked by an axle shaft in East Birch Lake Road, witnessed by an iron pipe bearing N 89° 08' W (solar bearing), 17.0 feet; thence S 89° 20' W, 2177.1 feet along the section line to the PLACE OF BEGINNING, marked by an iron pipe; thence continuing S 89° 20' W, 330.0 feet along the section line to an iron pipe; thence S 11° 05' W, 284.3 feet to an iron pipe near the Northeasterly shore of Birch Lake; thence S 71° 06' E, 100.0 feet and S 61° 17' E, 100.0 feet along the lake to an iron pipe; thence N 29° 07' E, 415.8 feet to the PLACE OF BEGINNING.

The above lateral lot lines extend to the lake.

Subject to an easement for telephone and electric power lines.

Subject to an easement 20 feet in width approximately 280 feet from the lake for the purpose of ingress and egress to parcels to the East.

Together with the right for ingress and egress to County Trunk Highway "W" over the easement road approximately 280 feet from the lake.

PARCEL 3:

PARCELS 4 & 5 of that certain Survey Map of Northwoods Surveyors, Inc. and William S. Cameron, Land Surveyor, dated January 1972, and revised August 1972, and being part of the unrecorded Plat of Birch Lake Resort and Campground, and more particularly described as:

A parcel of land in Government Lot 3, Section 11, Township 43 North, Range 5 East, Winchester Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11 and 12, marked by an axle shaft in East Birch Lake Road, witnessed by an iron pipe bearing N 89° 08' W (solar bearing), 17.0 feet; thence S 89° 20' W, 1827.1 feet along the section line to the PLACE OF BEGINNING, marked by an iron pipe. Thence continuing S 89° 20' W, 350.0 foot along the section line to an iron pipe; thence S 29° 07' W, 415.8 feet to an iron pipe near the Northeasterly shore of Birch Lake; thence S 20° 04' E, 100.0 feet and S 51° 14' E, 100.0 feet along the lake to an iron pipe; thence N 34° 33' E, 120.0 feet to an iron pipe; thence N 41° 11' E, 564.8 feet to the PLACE OF BEGINNING.

PARCEL 4:

PARCEL 6 of that certain Survey Map of Northwoods Surveyors, Inc. and William S. Cameron, Land Surveyor, dated January 1972, and revised August 1972, and being part of the unrecorded Plat of Birch Lake Resort and Campground, and more particularly described as:

A parcel of land in Government Lot 3, Section 11, Township 43 North, Range 5 East, Winchester, Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11 and 12, marked by an axle shaft in East Birch Lake Road, witnessed by an iron pipe bearing N 89° 08' W, (solar bearing), 17.0 feet; thence S 89° 20' W, 1440.2 feet along the section line to the PLACE OF BEGINNING, marked by an iron pipe. Thence continuing S 89° 20' W, 386.9 feet along the section line to an iron pipe; thence S 41° 11' W, 564.8 feet to an iron pipe; thence S 34° 33' W, 120.0 feet to an iron pipe near the Northeasterly shore of Birch Lake; thence S 53° 59' E, 100.0 feet along the lake to an iron pipe; thence N 51° 48' E, 949.4 feet to the PLACE OF BEGINNING.

The above lateral lot lines extend to the lake.

Subject to an easement for telephone and electric power lines.

Together with the right for ingress and egress to County Trunk Highway "W" over the easement road approximately 210 feet from the lake on the Easterly line of said parcel.

PARCEL 5:

PARCELS 25 & 26 of that certain Survey Map of Northwoods Surveyors, Inc. and William S. Cameron, Land Surveyor, dated January 1972, and revised August 1972, and being part of the unrecorded Plat of Birch Lake Resort and Campground, and more particularly described as:

A parcel of land in the SW 1/4 of the SE 1/4 and in the SE 1/4 of the SE 1/4, Section 2, Township 43 North, Range 5 East, Winchester Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11 and 12, marked by an axle shaft in East Birch Lake Road, witnessed by an iron pipe bearing N 89° 08' W (solar bearing), 17.0 feet; thence S 89° 20' W, 1205.2 feet along the section line to the PLACE OF BEGINNING, marked by an iron pipe. Thence continuing S 89° 20' W, 1171.9 feet along the section line to an iron pipe; thence N 1° 58' W, 316.3 feet to an iron pipe on the Southerly right-of-way of County Trunk Highway "W"; thence N 85° 54' E, 1180.0 feet along the right-of-way to an iron pipe; thence S 0° 51' E, 386.9 feet to the PLACE OF BEGINNING.

Subject to an easement for telephone and electric power lines.

EXCEPTING THEREFROM the East 3.00 acres of the following described parcel, which is a strip of land lying West of and abutting the East boundary of the following described parcel, having a perpendicular width of 347.10 feet, to-wit:

A parcel of land in the SW 1/4 of the SE 1/4 and in the SE 1/4 of the SE 1/4, Section 2, Township 43 North, Range 5 East, Town of Winchester, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11 and 12, marked by an axle shaft in East Birch Lake Road, witnessed by an iron pipe bearing N 89° 08' W, (solar bearing) 17.0 feet; thence S 89° 20' W, 1205.2 feet along the section line to the PLACE OF BEGINNING, marked by an iron pipe. Thence continuing S 89° 20' W, 1171.9 feet along the section line to an iron pipe; thence N 1° 58' W, 316.3 feet to an iron pipe on the Southerly right-of-way of County Trunk Highway "W"; thence N 85° 54' E, 1180.0 feet along the right-of-way to an iron pipe; thence S 0° 51' E, 386.9 feet to the PLACE OF BEGINNING.

PARCEL 27:

A parcel of land in the SW 1/4 of the SE 1/4, Section 2, Township 43 North, Range 5 East, Winchester Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the section corner common to Sections 1, 2, 11 & 12, marked by an axle shaft in East Birch Lake Road, witnessed by an iron pipe bearing N 89° 08' W (solar bearing) 17.0 feet; thence S 89° 20' W, 2377.1 feet along the section line to the PLACE OF BEGINNING, marked by an iron pipe. Thence continuing S 89° 20' W, 260.0 feet along the section line to the one-quarter corner common to Sections 2 & 11 marked by an iron pipe, witnessed by a railroad spike in a 12" White Pine bearing S 48° E, 34.3 feet; thence N 0° 17' W, 296.9 feet along the West line of the SW 1/4 of the SE 1/4 to an iron pipe on the Southerly right-of-way of County Trunk Highway "W"; thence N 84° 09' E, 141.6 feet along the right-of-way to an iron pipe; thence N 85° 54' E, 110.0 feet to an iron pipe; thence S 1° 58' E, 316.3 feet to the PLACE OF BEGINNING.

Subject to an easement for telephone and electric power lines.

Subject to an easement 20 feet in width over the existing road running Northerly near the West line of said parcel for purpose of ingress and egress to parcels to the South and East.

NOW KNOWN AS

Units 1 through 6 and 8 through 47 of BIRCH LAKE ESTATES CONDOMINIUM and the undivided interest in the Common and Limited Elements and Facilities appurtenant thereto, together with the exclusive use and right of easement of and in the limited common elements and facilities appurtenant to said units, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by Declaration of Condominium of BIRCH LAKE ESTATES CONDOMINIUM, being part of the SW 1/4 of the SE 1/4, Section 2, and part of Government Lot 3, Section 11, Township 43 North, Range 5 East, Winchester Township, Vilas County, Wisconsin, in accordance with the Declaration of Condominium as recorded in the office of the Register of Deeds, Vilas County, dated December 21, 2006 and recorded December 21, 2006 in Vol. 1466 Records, Pages 218 through 245 as Document No. 451215, amended in Vol. 1466 Records, page 625 as Document No. 451285 and as recorded in Vol. 3 Condo Plats, pages 382 through 383 as Document No. 451214, amended in Vol. 1618 Records, page 296 as Document No. 474919.