

**NOTICE OF
SHERIFF'S SALE**

Case No. 11CV62

STATE OF WISCONSIN – CIRCUIT COURT – CIVIL DIVISION – VILAS COUNTY

Tri City National Bank, Plaintiff v. Vaughn K. Epperson, et al., Defendants.

Please Take Notice that by virtue of a Judgment of Foreclosure entered on the 22nd day of August, 2012 in the amount of \$127,822.80, the Sheriff will sell the described premises at public auction as follows:

28th day of February, 2013 at 2:00 o'clock p.m. on the front steps of the Vilas County Courthouse, 330 Court Street, Eagle River, Wisconsin 54521:

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW-NW) and Government Lot Seven (7), in Section Thirteen (13), Township Forty-three (43) North, Range Seven (7) East, Vilas County, Wisconsin, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW-NW) of said Section Thirteen (13); thence South 88° 06' 16" East, 883.0 feet to the Place of Beginning; then South 88° 06' 16" East, 484.15 feet to the Northeast Corner of said Southwest Quarter of the Northwest Quarter (SW-NW); thence, South 2° 14' 14" West, 12.15 feet to a meander corner; thence South 86° 27' East, 129.1 feet; thence South 70° 29' East, 97.9 feet; thence South 42° 30' East, 53.1 feet; thence South 81° 58' West, 63.2 feet; thence South 46° 44' West, 175.1 feet; thence South 24° 34' East, 218.0 feet; thence South 25° 54' East, 103.8 feet; thence South 41° 04' East, 121.5 feet; thence North 67° 42' East, 79.1 feet; thence South 59° 00' East, 163.4 feet; thence South 10° 26' West, 64.2 feet; South 59° 08' West, 84.9 feet; thence South 42° 29' West, 164.1 feet; thence South 44° 04' West, 219.8 feet; South 33° 42' West, 134.8 feet; thence North 73° 31' West, 67.1 feet; thence North 65° 04' West, 170.2 feet; thence North 47° 57' West, 88.9 feet; thence North 71° 52' West, 260.4 feet; thence North 23° 46' West, 163.2 feet; thence North 62° 35' East, 201.0 feet; thence North 79° 41' East, 148.9 feet; thence North 25° 12' East, 183.3 feet; thence North 37° 38' West, 157.1 feet; thence North 36° 00' West, 191.2 feet; thence North 34° 00' West, 273.9 feet to the Place of Beginning.

Including the land lying between the meander line and the shoreline of Dunn Lake.

Tax Parcel No. 7-7&G7-5
Computer No. 022-1474
Town of Presque Isle

TERMS: 1. Pursuant to said judgment, 10% of successful bid must be paid to sheriff at 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.

2. Property sold “as is” subject to all legal encumbrances.

Dated at Eagle River, Wisconsin, January ____, 2013.

FRANK TOMLANOVICH
Sheriff of Vilas County, WI
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