

RIVER VALLEY BANK

Case No. 11-CV-93

Classification Code: 30404 & 30301

Plaintiff,

-vs-

JAMES J. MORAVEC d/b/a
MORAVEC'S MIDWAY SELF STORAGE

-and-

NICOLET SHORES RESORT

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on May 3, 2011 in the amount of \$165,017.25 against the Defendant James J. Moravec d/b/a Moravec's Midway Self Storage, 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 Tuesday, August 16, 2011, at 2:00 p.m. the Mortgaged Premises described by said judgment and described as follows:

The following property located in Vilas County, Wisconsin:

A parcel of land being part of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), Section Eleven (11), Township Thirty-nine (39) 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 ¼ corner of said Section 11 being marked by a P.K. nail in the pavement of the Town Road; thence N 71° 57' 53" W 34.84 feet (N 71° 50' W of record) along the East-West ¼ line of said Section 11 as previously used and established to an iron pipe on the Westerly right-of-way line of the Town Road; thence S 0° 43' 48" E 925.66 feet along said Westerly right-of-way line to an iron pipe and the PLACE OF BEGINNING; thence continuing S 0° 43' 48" E 393.15 feet along said Westerly right-of-way line to an iron pipe on the South line of said NE ¼ of the SE ¼; thence N 71° 55' 29" W 165.86 feet along said South line to an iron pipe on the Easterly right-of-way line of U.S. Highway "45"; thence along said Easterly right-of-way line N 34° 52' 09" W 57.25 feet to a concrete highway right-of-way post on the arc of a 3° 00' curve to the right; thence clockwise 242.84 feet along the arc of said 3° 00' curve (chord bearing N 31° 02' 30" W

242.67 feet) to an iron pipe; thence leaving said right-of-way line N 74° 23' 15" E 322.43 feet back to the place of beginning.

Granting and reserving an easement for ingress and egress 30.00 feet in width parallel and adjacent to said U.S. Highway "45".

AND

That part of the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section Eleven (11), Township Thirty-nine (39) North, Range Ten (10) East of the Fourth Principal Meridian, LYING NORTHEASTERLY of U.S. Highway "45" (formally designated S.T.H. 26) as shown on the right-of-way plat for Wisconsin Highway Commission Job No. 7877 as recorded in Volume 92 Records, page 168.

PIN: 014-426-03
Address: 500 US Highway "45", Eagle River, Wisconsin

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 June, 2011, at Eagle River, Wisconsin.

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

Drafted by:
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