
RIVER VALLEY BANK F/K/A RIVER VALLEY
STATE BANK,

Plaintiff,

NOTICE OF SHERIFF'S SALE

Case No. 12-CV-11

v.

PRINCESS MORNINGSTAR LLC,
LAURIE-JEAN R. STELLBERG,
UNITED STATES OF AMERICA, and
VWM GROUP LLC,

Defendants.

PLEASE TAKE NOTICE that pursuant to Wisconsin law, under and by virtue of a Findings of Fact, Conclusions of Law and Judgment entered in the above-entitled action on June 22, 2012, I, the undersigned Sheriff of Vilas County, hereby give notice that I will sell at public auction to the highest bidder on the front steps of the Vilas County Courthouse, 330 Court Street, Eagle River, Wisconsin, on January 3, 2013, at 2:00 p.m., the following described real estate:

A parcel of land in Government Lot One (1), Section Twenty-six (26), Township Forty (40) North, Range Six (6) East of the Fourth Principal Meridian, Township of Arbor Vitae, Vilas County, Wisconsin, more particularly describe as follows:

Commencing at the Quarter Corner to Sections 25 and 26, marked by a survey marker nail at the intersection of U.S. Highway "51" and State Highway "70"; thence S 88 degrees 46 minutes 50 seconds W, 55.61 feet along the South line of Government Lot 1 to the PLACE OF BEGINNING, marked by a 1" iron pipe on the West right-of-way line of U.S. Highway "51"; thence continuing S 88 degrees 46 minutes 50 seconds W, 247.00 feet along the South line of Government Lot 1 to a 1" iron pipe near the East shore of Little Muskie Lake; thence along the lake N 3 degrees 21 minutes 18 seconds E, 123.25 feet and N 22 degrees 43 minutes 51 seconds W, 29.17 feet to a 1" iron pipe; thence leaving the lake N 88 degrees 46 minutes 50 seconds E, 232.88 feet to a 1" iron pipe on the West right-of-way

line on U.S. Highway "51"; thence S 6 degrees 55 minutes 27 seconds E, 150.75 feet along said right-of-way line to the Place of Beginning. Including the land lying between the lakeshore baseline and the water's edge.

Together with a nonexclusive easement for vehicular travel and parking over a portion of the abutting parcel to the North, the boundary of which easement is more particularly described as follows:

Beginning at the Northeast corner of the parcel herein described; thence S 88 degrees 46 minutes 50 seconds W, 40.00 feet; thence N 0 degrees 41 minutes 44 seconds E, 150.09 feet; thence N 88 degrees 46 minutes 50 seconds E, 20.00 feet to the West right-of-way line of U.S. Highway "51"; thence S 6 degrees 55 minutes 27 seconds E, 150.75 feet along said right-of-way line to the Place of Beginning.

Subject to a nonexclusive easement 12 feet in width for vehicular ingress and egress for the benefit of the abutting parcel to the North, which easement lies South of and abuts the East 152 feet of the North line of the parcel herein described.

The property is located at 1455 U.S. Highway 51, Arbor Vitae, Wisconsin.

The terms of this sale are as follows: the purchaser must pay not less than 10% of the amount bid in cash or by cashier's check at the time of the sale, with the balance to be paid upon confirmation of sale. Such sale shall be subject to all unpaid real estate taxes and special assessments. The purchaser shall pay any transfer tax imposed on such conveyance.

If you want further information, you may contact Plaintiff's attorney, Jeremy M. Welch, Ruder Ware, L.L.S.C., P.O. Box 8050, Wausau, Wisconsin 54402-8050, telephone (715) 845-4336.

Dated this ____ day of November, 2012.

Frank Tomlanovich
Vilas County Sheriff