

Headwaters State Bank,  
Plaintiff,

vs.

Robert A. Krohn & Angela D. Krohn,  
and  
State of Wisconsin  
Department of Workforce Development,  
Defendants.

## NOTICE OF SHERIFF'S SALE

Case No. 12 CV 157

By virtue of and pursuant to a judgment of foreclosure filed on September 20, 2012, I will sell at public auction on the front steps of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, in said county, on:

DATE: December 27, 2012

TIME: 2:00 P.M.

all of the following described mortgaged premises, to wit:

PARCEL 12

A parcel of land in Government Lot Four (4), Section Thirty-four (34), Township Forty-three (43) North, Range Ten (10) East as the Fourth Principal Meridian, Land O' Lakes Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the West 1/4 corner of Section 34, marked by a 2" iron pipe witnessed by a 14" Oak bearing S 64° W, 64.5 feet; thence S 89° 05' 00" E, (solar bearing) 1322.93 feet along the South line of Government Lot 4 to the 1/8th corner marked by a 2" iron pipe; thence N 0° 10' 00" E, 33.00 feet along the East line of Government Lot 4 to the PLACE OF BEGINNING, marked by a 2" iron pipe on the Northerly right-of-way line of the Private Road. Thence N 89° 05' 00" W, 478.91 feet along the Northerly right-of-way line of the Private Road to a 1" iron pipe; thence N 0° 16' 00" E, 230.00 feet to a 1" iron pipe; thence S 89° 05' 00" E, 478.51 feet to a 1" iron pipe; on the East line of Government Lot 4; thence S 0° 10' 00" W 230.00 feet along the East line of Government Lot 4 to the place of beginning.

Together with the right for ingress and egress to the Town Road over the existing Private Road along the South line of said parcel. Subject to a perpetual easement for public utilities.

PROPERTY ADDRESS: Spruce Meadows Lane, Town of Land O'Lakes

TERMS OF SALE: Cash, with a minimum deposit for down payment of not less than \$10,000, required at the time of Sheriff's sale by, cash, money order, Cashier's Check or certified check made payable to the Clerk of Circuit Court, and the balance of the sale price to be paid upon confirmation of sale by the Court. This property to be sold "AS IS" and subject to any and all delinquent real estate taxes, plus accrued interest, and real estate taxes for the year of sale, and any special assessments, if any. Purchaser to pay transfer tax fee.

Frank Tomlanovich, Vilas County Sheriff

O'Brien, Anderson, Burgy,  
& Garbowicz, L.L.P.  
Attorneys for Plaintiff  
PO Box 639  
Eagle River, WI 54521

Pursuant to the Fair Debt Collection Practice Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.