

Bank of America, N.A.

Plaintiff

Case No: 12 CV 160

vs

PER G. LOFGREN, et al.

NOTICE OF SHERIFF'S SALE

Defendant(s)

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 7, 2012 in the amount of \$147,499.75 the Sheriff will sell the described premises at public auction as follows:

TIME: April 4, 2013 at 02:00 PM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: at 330 Court Street, Eagle River, Wisconsin 54521

DESCRIPTION: PARCEL 2:

A PARCEL OF LAND BEING A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, TOWNSHIP 40 NORTH, RANG 9 EAST, CLOVERLAND TOWNSHIP, VILAS COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ¼ COMER OF SAID SECTION 34 BEING MARKED BY A VILAS COUNTY ALUMINUM MONUMENT; THENCE S01°23'10"W, 959.28 FEET (S01°54' W OF RECORD) TO AN IRON PIPE ON THE NORTHERLY LINE OF A 40.00 FOOT WIDE PRIVATE EASEMENT ROAD; THENCE S48°50'50"E, 61.50 FEET ALONG SAID NORTHERLY LINE TO AN IRON PIPE BEING THE PLACE OF BEGINNING; THENCE N32°44'48"E, 468.08 FEET TO AN IRON PIPE ON THE WESTERLY SHORE OF CHICKAREE LAKE; THENCE MEANDERING ALONG SAID SHORE S59°45'31"E, 101.26 FEET TO AN IRON PIPE; THENCE LEAVING SAID SHORE S21°11'29"W, 490.19 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF SAID 40.00 FOOT WIDE PRIVATE EASEMENT ROAD; THENCE ALONG SAID NORTHERLY LINE N57°39'09"W, 140.33 FEET AND N48°50'50"W, 59.67 FEET BACK TO THE PLACE OF BEGINNING. INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE LATERAL LOT LINE EXTENDED TO THE WATER'S EDGE. INCLUDING A ¼ INTEREST IN SAID 40.00 FOOT WIDE PRIVATE EASEMENT ROAD TO PROVIDE FOR INGRESS AND EGRESS AND DESCRIBED AS OUTLOT 1, AS SET OUT BELOW. ALSO, INCLUDING AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE EASEMENT ROAD EXTENDING FROM SAID OUTLOT 1 NORTHWESTERLY TO THE TOWN ROAD.

PARCEL 3:

A PARCEL OF LAND BEING A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST, CLOVERLAND TOWNSHIP, VILAS COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4



CORNER OF SAID SECTION 34 BEING MARKED BY A VILAS COUNTY ALUMINUM MONUMENT; THENCE S01°23'10"W, 959.28 FEET (S01°54' W OF RECORD) ALONG THE WEST LINE OF SAID SECTION 34 TO AN IRON PIPE ON THE NORTHERLY LINE OF A 40.00 FOOT WIDE PRIVATE EASEMENT ROAD; THENCE ALONG SAID NORTHERLY LINE S48° 50'50"E, 121.17 FEET AND S57°39'09"E, 140.33 FEET TO AN IRON PIPE BEING THE PLACE OF BEGINNING; THENCE N21°11'29"E, 490.19 FEET TO AN IRON PIPE IN THE WESTERLY SHORE OF CHICKAREE LAKE; THENCE MEANDERING ALONG SAID SHORE S53°49'48"E, 111.24 FEET TO AN IRON PIPE; THENCE LEAVING SAID SHORE S10°11'11"W, 443.88 FEET TO AN IRON PIPE ON THE NORTHERLY LINE OF SAID 40.00 FOOT WIDE PRIVATE EASEMENT ROAD; THENCE ALONG SAID NORTHERLY LINE S89°58'21"W, 73.74 FEET, N73°03'34"W, 86.34 FEET AND N57°39'09"W, 38.07 FEET BACK TO THE PLACE OF BEGINNING. INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE LATERAL LOT LINE EXTENDED TO THE WATER'S EDGE. INCLUDING A 1/4 INTEREST IN SAID 40.00 FOOT WIDE PRIVATE EASEMENT ROAD TO PROVIDE FOR INGRESS AND EGRESS AND DESCRIBED AS OUTLOT 1, AS SET OUT BELOW. ALSO INCLUDING AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE EASEMENT ROAD EXTENDING FROM SAID OUTLOT 1 NORTHWESTERLY TO THE TOWN ROAD.

OUTLOT 1:

A PARCEL OF LAND 40.00 FEET IN WIDTH TO BE USED AS A PRIVATE EASEMENT ROAD FOR INGRESS AND EGRESS AND ALSO FOR UTILITY PURPOSES AND BEING A PART OF THE NW1/4 OF THE SW1/4, SECTION 34, TOWNSHIP 40 NORTH, RANGE 9 EAST, CLOVERLAND TOWNSHIP, VILAS COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 34 BEING MARKED BY A VILAS COUNTY ALUMINUM MONUMENT; THENCE S01°23'10"W, 959.28 FEET (S01°54' W OF RECORD) ALONG THE WEST LINE OF SAID SECTION 34 TO AN IRON PIPE ON THE NORTHERLY LINE OF SAID 40.00 FOOT WIDE PRIVATE EASEMENT ROAD AND THE PLACE OF BEGINNING; THENCE ALONG SAID NORTHERLY LINE S48°50'50"E, 121.17 FEET, S57°39'09"E, 178.40 FEET, S73°03'34"E, 86.34 FEET AND N89°58'21"E, 73.74 FEET TO AN IRON PIPE; THENCE S10°11'11"W, 40.64 FEET TO AN IRON PIPE ON THE SOUTHERLY LINE OF SAID 40.00 WIDE PRIVATE EASEMENT ROAD; THENCE ALONG SAID SOUTHERLY LINE S89°58'21"W, 72.50 FEET, N73°03'34"W, 97.73 FEET, N57°39'09"W, 186.87 FEET AND N48°50'50"W, 90.97 FEET TO AN IRON PIPE ON THE WEST LINE OF SAID NW1/4 OF THE SW1/4 THENCE N01°23'10"E, 52.04 FEET (N01°54'E OF RECORD) ALONG SAID WEST SECTION LINE BACK TO THE PLACE OF BEGINNING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THIS 40.00 FOOT WIDE PRIVATE EASEMENT ROAD FOR ACCESS TO LANDS TO THE EAST OF THIS PARCEL. ALSO, INCLUDING AN EASEMENT FOR INGRESS AND EGRESS OVER THE PRIVATE EASEMENT ROAD EXTENDING FROM THE EASTERLY LINE OF THIS PARCEL NORTHWESTERLY TO THE TOWN ROAD.

PROPERTY ADDRESS: 1096 Chickaree Lake Road, Eagle River, WI 54521

TAX KEY NO.: 006-1016-06

Dustin A. McMahon
Blommer Peterman, S.C.
State Bar No. **1086857**
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this _____ day of _____, _____.

Sheriff Frank Tomlanovich
Vilas County Sheriff

Please go to www.blommerpeterman.com to obtain the bid for this sale.
Blommer Peterman, S.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.