

CitiMortgage, Inc.

**Plaintiff**

Case No: 12 CV 262

vs

STEVEN A. CUSTER, et al.

**Defendant(s)**

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 9, 2013 in the amount of \$178,945.19 the Sheriff will sell the described premises at public auction as follows:

TIME: October 17, 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 A: A parcel of land in Government Lot 10 of Section 26, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Government Lot 10; thence South 0°57' East, along the West line of Government Lot 10, 350.0 feet to an iron pipe and the place of beginning of this description; thence South 0°57' East, 296.7 feet to an iron pipe; thence North 80°37' East, 187.7 feet to an iron pipe; thence North 34°36' East, 58.8 feet to an iron pipe; thence North 0°57' West, 228.0 feet to an iron pipe; thence South 87°18' West, 220.0 feet to the place of beginning. AND, a parcel of land in Government Lot 10 of Section 26, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Government Lot 10; thence South 0°57' East, along the West line of Government Lot 10, 646.7 feet to an iron pipe and the place of beginning of this description; thence North 80°37' East, 187.7 feet to an iron pipe; thence South 20°21' West, a distance of 355.9 feet to an iron pipe near the shore of Little St. Germain Lake; thence Northwesterly along the shore of Little St. Germain Lake to the West boundary line of said Government Lot 10; thence North along said West Boundary line to the point of beginning. ALSO: A parcel of land in Government Lot 8, Section 26, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the meander post at the Southeast corner of Government Lot 8; thence Westerly along the North shoreline of Little St. Germain Lake, 100 feet; thence North and parallel with the East line of said Lot 8, 250 feet; thence East at right angles to the East line of said Lot 8; thence South along the East boundary line of said Lot 8 to the place of beginning.

Parcel B: A parcel of land in Government Lot 10 of Section 26, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Government Lot 10, Section 26, Township 40 North, Range 8 East; thence South 0°57' East, 350.0 feet to a point of beginning; thence North 87°18' East, 390.0 feet; thence South 4°58' East, 233.6 feet to a point; thence Northwesterly 46.9 feet to a point; thence South 79°11' West, 149.1 feet to a point; thence South 34°36' West, 58.8 feet to a point; thence South 20°21' West, 355.9 feet to a point near the shore of Little St. Germain Lake; thence South 61°36' East, 20 feet Southeasterly along the lake shore to a point; thence North 20°07' East, 367.2 feet to a point; thence North 81°12' East, 150 feet to a point; thence South 58°13' East, 225.0 feet to a point; thence South 47°16' East, 225.0 feet to a point; thence South 36°41' East, 225.0 feet to a point; thence South 23°41' East, 225.0 feet to a point on the Section line; thence North 88°19' East along the Section line 53.9 feet to a point; thence Northwesterly along the North side of a private road, 860.7 feet to a point; thence North 4°58' West, 268.8 feet to a point; thence North 87°18' East, 880.8 feet to the Section line; thence North 1°06' West, 50 feet along the Section line to a point; thence South 87°18' West, 1320.8 feet to a town road; thence South 0°57' East, 50 feet to the point of beginning.

Parcel C: Parcel C-1: A parcel of land in Government Lot 10 of Section 26, Township 40 North, Range 8 East, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Northwest corner of Government Lot 10; thence South 0°57` East along the West line of Government Lot 10, 350.0 feet; thence North 87°18` East, 220.0 feet to the place of beginning of this description; thence continuing North 87°18` East, 170.0 feet; thence South 4°58` East, 233.6 feet; thence North 58°13` West, 46.9 feet; thence South 79°11` West, 149.1 feet; thence North 0°57` West, 228.0 feet to the place of beginning. Parcel C-2: Together with a non-exclusive easement over the private roads for purposes of ingress and egress and a foot easement for purposes of access to Little St. Germain Lake as shown on a survey by Howard R. Scott, dated June 1967.

PROPERTY ADDRESS: 1356 Merkle Road, Saint Germain, WI 54558

TAX KEY NO.: 24-1289 & 24-1296-06 & 24-1292

**Stephen A. Smith**

Blommer Peterman, S.C.

State Bar No. **1090098**

165 Bishops Way, Suite 100

Brookfield, WI 53005

262-790-5719

Please go to [www.blommerpeterman.com](http://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.