

ASSOCIATED BANK, N.A.
Plaintiff,

vs.

MICHAEL J. WENZEL
DENISE L. WENZEL

Defendants.

Case No. 12-CV-267
Hon. Neal A. Nielsen, III
Br. 1

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on March 22, 2013, in the amount of \$50,478.59, the Sheriff or his Designee will sell the described premises at public auction as follows:

TIME: September 26, 2013 at 2:00 p.m.

PLACE: in the main lobby of the Vilas County Courthouse, 330 Court Street, Eagle River, WI 54521

DESCRIPTION: Parcel C:
A parcel of land in Government Lot 6 Section 18, Township 40 North, Range 6 East, Flambeau Township, Vilas County, Wisconsin, being Parcel "C" (Revised) shown on map number 97-60 by Wilderness Surveying, Inc., dated June 22nd, 1998, more particularly described as follows:

Commencing at the meander corner where the East line of Section 18 intersects the Northerly shore of Warrior Lake, marked by a capped aluminum monument, thence North 01 degree 53 minutes 35 seconds East for a distance of 509.95 feet along the East line of Section 18 to the place of beginning, marked by an iron pipe.

Thence North 81 degree 46 minutes 42 seconds West for a distance of 215.50 feet to an iron pipe near the Easterly shore of Warrior Lake; thence meandering along the lake North 16 degrees 54 minutes 37 seconds East for a distance of 101.01 feet to an iron pipe; thence North 44 degrees 11 minutes 19 seconds East for a distance of 98.46 feet to an iron pipe; thence North 77 degrees 38 minutes 50 seconds East for a distance of 125.62 feet to an iron pipe on the East line of Section 18; thence South 01 degree 53 minutes 35 seconds West for a distance of 225.06 feet along the East line of Section 18 to the place of beginning.

The Southerly lateral lot line extends to Warrior Lake and the Northerly lateral lot line extends North 84 degrees 41 minutes 00 seconds West to Warrior Lake, and includes all lands lying between the meander line and the ordinary high water mark.

Together with the right for ingress and egress to Wishow Lake Lane over a 30 foot road easement along the Easterly line of said parcel and running through the parcels to the North and Northwest.

Subject to a road easement 30 feet in width along the Easterly line of said parcel for purpose of ingress and egress to parcels to the South.

Parcel D:

A parcel of land in Government Lot 6, Section 18, Township 40 North, Range 6 East, Flambeau Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of Government Lot 6, a 1/8 corner, marked by an iron pipe, witnessed by an erroneous pipe bearing North 79 degrees 15 minutes West, (solar bearing) 16.1 feet; thence South 1 degree 54 minutes West (solar bearing) 797.3 feet along the East line of Section 18 to the place of beginning, marked by an iron pipe.

Thence continuing South 1 degree 54 minutes West, 105.0 feet along the East line of Section 18 to an iron pipe; thence North 80 degrees 41 minutes West, 243.0 feet to an iron pipe near the Easterly shore of Warrior Lake; thence North 17 degrees 18 minutes East, 101.0 feet along the lake to an iron pipe; thence South 81 degrees 47 minutes East, 215.4 feet to the place of beginning.

The above lateral lot lines extend to the lake.

Together with the right for ingress and egress to Wishow Lake Lane over a 30 foot road easement along the Easterly line of said parcel and running through the parcels to the North and Northwest.

Subject to a road easement 30 feet in width along the Easterly line of said parcel for purpose of ingress and egress to parcels to the South.

Tax Key: 010-3360-03 and 010-3358

PROPERTY ADDRESS:

12319 and 12321 Wishow Lake Lane, Lac Du Flambeau, WI 54538

TERMS:

Cash; down payment required **at the time of Sheriff's Sale** in the amount of 10% by cash, money order, cashier's check or certified check made payable to the Vilas County Clerk of Courts; balance of sale price due upon confirmation of sale by Court. Property to be sold as a whole 'as is' and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest. Purchaser to pay the cost of title evidence.

Plaintiff's Attorney:
Mallery & Zimmerman, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 845-8234

Sheriff

and/or Designee _____

(please print or type name)

Vilas County, Wisconsin