
CITIZENS BANK

Case No. 12 CV 404

Plaintiff,

v.

CHARLES M. SAWLE,
PEGGY N. SAWLE,
SWACHA, LLC,
RUSSELL B. SAWALLISH,
JENNY L. CHAMPAN,
JAY H. JANSEN,
CHERI ANN SCHULTA,
DIANNA L. LANG,
CAPITAL ONE BANK,
TERRANCE J. BYRNE,
HOWARD YOUNG HEALTH CARE, INC.,
FIRST FINANCIAL INVESTMENT FUND V LLC,
REINHART INSTITUTIONAL FOODS LLC,
n/k/a Reinhart FoodService, L.L.C.,

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure made in the above entitled action on the 24th day of January, 2013, in the amount of \$221,742.49, the Sheriff will sell the described premises at public auction as follows:

DESCRIPTION/PARCEL #:

That part of the N 1/2 of the SE 1/4 of the NW 1/4 of Section 22, Township 40 North, Range 6 East of the Fourth Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of said Northwest quarter; thence S. 0° 38' E. along the East line of said Northwest quarter 1820.22 feet for the POINT OF BEGINNING; thence N. 87° 10' 15" W., 417.42 feet; thence S. 0° 38' E. parallel with the East line of said Northwest quarter 208.71 feet to the South line of the North half of the Southeast quarter of said Northwest quarter; thence S. 87° 10' 15" E. along said South line 417.42 feet to the East line of said Northwest quarter; thence N. 0° 38' W. along said East line 208.71 feet to the point of beginning.

Together with and subject to the Line by Agreements recorded in Document Nos. 487816 and 487817 and corrected in Document Nos. 488774 and 488775.

Less and excepting any portion lying north of the Line by Agreement recorded August 26, 2010 as Document No. 487817 as amended by a document recorded on September 29, 2010 as Document No. 488775.

PARCEL #: 2-609

ADDRESS: 1783 N. Farming Road, Arbor Vitae, WI 54568

DATE/TIME:

April 4, 2013 / 2:00 p.m.

PLACE:

Vilas County Courthouse, 330 Court Street, Eagle River, Wisconsin

TERMS:

1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff.
2. The property is sold "as is" and subject to all liens and encumbrances.
3. Any purchaser, other than the plaintiff, is responsible for payment of any and all transfer fees / taxes, which amount shall be paid in addition to, and not out of the bid amount.

Frank Tomlanovich, Sheriff
Vilas County, Wisconsin

VAN LIESHOUT LAW OFFICE

Atty. James R. Phelan

Attorney for Plaintiff

122 E. Main Street

P.O. Box 186

Little Chute, WI 54140-0186

(920) 788-0800

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Van Lieshout Law Office is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.