

GOVERNMENTAL EMPLOYEES CREDIT UNION

Plaintiff,

Case No.: 12 CV 82

Code No.: 30404

v.

GREGG A. GROMACKI

Defendant.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE, that by virtue of a judgment of foreclosure entered in the above entitled action on the 13th day of June, 2012 in the amount of \$256,636.14, the Sheriff will sell all of the following described premises at public auction as follows:

Time: Thursday, December 20, 2012 at 2:00 P.M.

Place: The lobby of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, County of Vilas, Wisconsin.

Description:

PARCEL 9:

A parcel of land being a part of the S ½ of the SE ¼ of the SW ¼ and the S ½ of the SW ¼ of the SE ¼ all in Section 32, Township 40 North, Range 11 East, Town of Washington, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the South ¼ corner of said Section 32 being marked by a Vilas County monument, thence N 5° 22' 01" W, 655.24 feet along the North-South ¼ line of said Section 32 to an iron pipe on the North line of the S ½ of said SE ¼ SW ¼ and also on the North line of the S ½ of the SW ¼ SE ¼ and also being the PLACE OF BEGINNING, thence S 86° 23' 21" E, 80.00 feet along the North line of the S ½ of the SW ¼ SE ¼ to an iron pipe, thence S 0° 22' 47" W, 582.05 feet to an iron pipe on the Northerly R/W line of a 66.00 foot wide Private Road which is Outlot 1 of Certified Survey #2287 as recorded in Vol. 7CS, pages 536 & 537 of Vilas County Records, thence N 67° 46' 08" W, 252.54 feet along the Northerly R/W line of said Private Road to an iron pipe, thence leaving said Private Road N 0° 55' 56" E 502.43 feet to an iron pipe on the

North line of the S ½ of said SE ¼ SW ¼, thence S 85° 51' 26" E, 150.00 feet along said North line back to the PLACE OF BEGINNING.

Including a 1/24 interest in Outlot 1 of Certified Survey Map #2287 as recorded in Vol. 7CS, page 536 and 537, Vilas County records, located in part of the SE ¼ of the SW ¼ and part of the SW ¼ of the SE ¼ lying in Section 32, Township 40 North, Range 11 East, Town of Washington, Vilas County, Wisconsin.

PARCEL 10:

A parcel of land being a part of the S ½ of the SW ¼ of the SE ¼, in Section 32, Township 40 North, Range 11 East, Town of Washington, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the S ¼ corner of said Section 32 marked by a Vilas County monument, thence N 5° 22' 01" W, 655.24 feet along the North-South ¼ line of said Section 32 to an iron pipe at the Northwest corner of said S ½ of said SW ¼ SE ¼, thence S 86° 23' 21" E 80.00 feet along the North line of the South ½ of said SW ¼ SE ¼ to an iron pipe and also being the PLACE OF BEGINNING, thence continuing S 86° 23' 21" E, 210.00 feet along the North line of the South ½ of said SW ¼ SE ¼ to an iron pipe, thence S 0° 01' 30"W, 621.01 feet to an iron pipe on the Northerly R/W line of the Town Road and also on the Northerly R/W line of a 66.00 foot wide Private Road which is Outlot 1 of Certified Survey #2287 as recorded in Vol. 7CS, pages 536 & 537 of Vilas County Records, thence along said Private Road; N 55° 14' 11" W, 77.17 feet to an iron pipe and N 86° 51' 53" W, 150.00 feet to an iron pipe, thence leaving said Private Road N 0° 22' 47" E, 582.05 feet back to the PLACE OF BEGINNING.

Including a 1/24 interest in Outlot 1 of Certified Survey Map #2287 as recorded in Vol. 7CS page 536 & 537, Vilas County records, located in part of the SE ¼ of the SW ¼ and part of the SW ¼ of the SE ¼ lying in Section 32, Township 40 North, Range 11 East, Town of Washington, Vilas County, Wisconsin.

Property address: 1002 Dyer Road, Eagle River, Wisconsin

TERMS OF SALE: Pursuant to said judgment, 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 else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all liens and

encumbrances with no representations or warranties being made. The purchaser shall pay all costs of sale as well as any unpaid real estate taxes and special assessments.

Dated this _____ day of October, 2012.

Frank Tomlanovich
Sheriff of Vilas County, Wisconsin

THIS INSTRUMENT DRAFTED BY:

Brian G. Weber
JOHNS, FLAHERTY & COLLINS, S.C.
205 5th Avenue South, Suite 600
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WI. Bar No. 1024963

Pursuant to the Fair Debt Collection Practices 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.

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.