

STATE OF WISCONSIN

CIRCUIT COURT

VILAS COUNTY

**U.S. BANK, N.A. AS TRUSTEE ON BEHALF OF SERVETIS REO PASS THROUGH TRUST I,**

Plaintiff,

vs.

Case No. 12 CV 85

**STEPHEN D. INGRAM,  
MERS AS NOMINEE FOR GB HOME EQUITY, LLC,**

Defendants.

FORECLOSURE OF MORTGAGE 30404

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**NOTICE OF FORECLOSURE SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$205,243.80 entered by the court on May 25, 2012, the undersigned Sheriff of Vilas County, Wisconsin, will sell the following described real estate.

PARCEL 1: A PARCEL OF LAND IN THE SW1/4 OF THE NE1/4, SECTION 36, TOWN 40 NORTH, RANGE 8 EAST, TOWN OF ST. GERMAIN, COUNTY OF VILAS, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION BEING MARKED BY A CONCRETE MONUMENT; THENCE N00°01'E ALONG THE NORTH-SOUTH 1/4 LINE, 490.50 FEET; THENCE S65°58' E, 245.67 FEET; THENCE S23°35'W, 391.05 FEET TO THE SOUTH RIGHT OF WAY LINE OF A TOWN ROAD; THENCE S64°47'W, 75.25 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: A PARCEL OF LAND IN THE SW1/4 OF THE NE1/4, SECTION 36, TOWN 40 NORTH, RANGE 8 EAST, TOWN OF ST. GERMAIN, COUNTY OF VILAS, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION BEING MARKED BY A CONCRETE MONUMENT; THENCE N64°47'E, 75.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF A TOWN ROAD; THENCE N23°35'E ALONG THE WEST END OF THE TOWN ROAD, 50.00 FEET TO THE PLACE OF BEGINNING; THENCE S67°50'E ALONG THE NORTH RIGHT OF WAY LINE OF THE TOWN ROAD, 210.00 FEET; THENCE N21°53'E, 334.40 FEET; THENCE N65°58' W, 200.00 FEET; THENCE S23°35'W, 341.05 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS TO THE TOWN ROAD OVER ROAD PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SW1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE1/4, SECTION 36, TOWN 40 NORTH, RANGE 8 EAST, TOWN OF ST. GERMAIN, COUNTY OF VILAS, STATE OF WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION BEING MARKED BY A CONCRETE MONUMENT; THENCE N64°47'E, 75.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF A PROPOSED TOWN ROAD TO THE PLACE OF BEGINNING; THENCE N23°35'E ALONG THE WEST END OF THE PROPOSED TOWN ROAD, 50.00 FEET; THENCE S67°50'E ALONG THE NORTH RIGHT OF WAY LINE OF THE PROPOSED TOWN ROAD, 572.30 FEET; THENCE N55°26'E, 255.00 FEET; THENCE N14°33'E 106.05 FEET; THENCE N24°02'E, 394.90 FEET TO THE SOUTH RIGHT OF WAY LINE OF A TOWN ROAD, KNOWN AS "SHIELD'S ROAD", THENCE S54°45'E, ALONG THE RIGHT OF WAY LINE OF "SHIELD'S ROAD", 68.40 FEET; THENCE S24°02'W, 371.50 FEET; THENCE S14°33'W, 125.19 FEET; THENCE S55°26'W, 285.03 FEET; THENCE S26°09'W, 173.60 FEET, THENCE S14°45'E, 161.30 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE

OF "OLD HIGHWAY 70"; THENCE S55°45'W ALONG SAID RIGHT OF WAY, 70.02 FEET; THENCE N14°45' W, 209.30 FEET; THENCE N26°09'E, 184.30 FEET; THENCE N67°50'W, 558.90 FEET TO THE PLACE OF BEGINNING.

Tax Key No. QQ3-17

Street Address: 1111 Old Highway 70 n/k/a 1150 Oak Tree Lane, Saint Germain, WI 54558

Place of Sale: Front steps of the Vilas County Courthouse, 330 Court Street, Eagle River, WI 54521

Date & Time of Sale: January 3, 2013 at 2:00 p.m.

Terms of Sale:

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: \_\_\_\_\_

Law Offices of James E. Huismann, S.C.

Address:

N14 W23777 Stone Ridge Dr, Suite 120  
Waukesha, Wisconsin 53188  
(262) 523-6400

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Frank Tomlanovich, Sheriff  
Vilas County