

STATE OF WISCONSIN : CIRCUIT COURT : VILAS COUNTY

U.S. BANK NATIONAL ASSOCIATION,

CASE NO.: 12-CV-8

FORECLOSURE CASE CODE-30404

Plaintiff,

ADJOURNED

vs.

NOTICE OF SHERIFF'S SALE

REBECCA P. COFFEY, and
THE ESTATE OF ESTATE OF
REBECCA P. COFFEY, et. al

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 7/24/2012, in the amount of \$166,444.00, I will sell at public auction at the Main Lobby of the Vilas County Courthouse 330 Court Street Eagle River, WI 54521, City of Eagle River, County of Vilas, State of Wisconsin on 02/21/2013 at 2:00 PM all of the following described mortgaged premises, to wit:

Parcel 1:

A parcel of land in the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) Section Five (5), Township Forty (40) North, Range Eight (8) East, in the Town of St. Germain, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing North 5°55' East, 106.2 feet and an iron pipe bearing North 4°32' West, 107.7 feet, a 5" Jack Pine bearing North 44° West, 22.9 feet, and a nail in a 13" Jack Pine bearing North 17° East, 34.2 feet; thence North 0°22'00" East, 1385.00 feet along the North-South one quarter line to the one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing South 3°43' West, 46.1 feet, a 9" Jack Pine bearing South 84° West, 25.4 feet and a 7" White Birch bearing South 13° West, 6.9 feet; thence North 89°48'00" East, 545.00 feet along the North line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing North 89°48'00" East, 180.00 feet along the North line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to a 1" iron pipe; thence South 0°35'00" West, 501.80 feet to a 1" iron pipe on the Northerly right of way line of the proposed Town Road; thence South 89°48'00" West, 180.00 feet along said right of way line to a 1" iron pipe; thence North 0°35'00" East, 501.80 feet to the Place of Beginning.

Parcel 2:

A parcel of land in the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) Section Five (5), Township Forty (40) North, Range Eight (8) East, in the Town of St. Germain, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing North 5°55' East, 106.2 feet and an iron pipe bearing North 4°32' West, 107.7 feet, a 5" Jack Pine bearing North 44° West, 22.9 feet, and a nail in a 13" Jack Pine bearing North 17° East, 34.2 feet; thence North 0°22'00" East, 1385.00 feet along the North-South one quarter line to the one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing South 3°43' West, 46.1 feet, a 9" Jack Pine bearing South 84° West, 25.4 feet and a 7" White Birch bearing South 13° West, 6.9 feet; thence North 89°48'00" East, 725.00 feet along the North line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing North 89°48'00" East, 180.00 feet along the North line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to a 1" iron pipe; thence South 0°35'00" West, 501.80 feet to a 1" iron pipe on the Northerly right of way line of the proposed Town Road; thence South 89°48'00"

West, 180.00 feet along said right of way line to a 1" iron pipe; thence North 0°35'00" East, 501.80 feet to the Place of Beginning.

Parcel 3:

A parcel of land in the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) Section Five (5), Township Forty (40) North, Range Eight (8) East, in the Town of St. Germain, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing North 5°55' East, 106.2 feet and an iron pipe bearing North 4°32' West, 107.7 feet, a 5" Jack Pine bearing North 44° West, 22.9 feet, and a nail in a 13" Jack Pine bearing North 17° East, 34.2 feet; thence North 0°22'00" East, 1385.00 feet along the North-South one quarter line to the one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing South 3°43' West, 46.1 feet, a 9" Jack Pine bearing South 84° West, 25.4 feet and a 7" White Birch bearing South 13° West, 6.9 feet; thence North 89°48'00" East, 905.00 feet along the North line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing North 89°48'00" East, 180.00 feet along the North line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to a 1" iron pipe; thence South 0°35'00" West, 467.98 feet to a 1" iron pipe on the arc of a cul-de-sac of the proposed Town Road; thence 57.88 feet along the arc of said cul-de-sac concave Southeasterly having a radius of 50.00 feet whose chord bears South 51°37'36" West, 54.70 feet to a 2" iron pipe; thence South 89°48'00" West, 137.46 feet along the Northerly right of way line of proposed Town Road to a 1" iron pipe; thence North 0°35'00" East, 501.80 feet to the Place of Beginning.

Parcel 4:

A parcel of land in the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) Section Five (5), Township Forty (40) North, Range Eight (8) East, in the Town of St. Germain, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing North 5°55' East, 106.2 feet and an iron pipe bearing North 4°32' West, 107.7 feet, a 5" Jack Pine bearing North 44° West, 22.9 feet, and a nail in a 13" Jack Pine bearing North 17° East, 34.2 feet; thence North 0°22'00" East, 1385.00 feet along the North-South one quarter line to a one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing South 3°43' West, 46.1 feet, a 9" Jack Pine bearing South 84° West, 25.4 feet and a 7" White Birch bearing South 13° West, 6.9 feet; thence North 89°48'00" East, 1085.00 feet along the North line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing North 89°48'00" East, 183.80 feet to a one-sixteenth corner marked by a 2" iron pipe, witnessed by a 15" Norway Pine bearing South 80° East, 12.9 feet and a 10" Norway Pine bearing North 46° East, 16.1 feet; thence South 0°35'00" West, 534.80 feet along the East line of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) to a 2" iron pipe; thence South 89°48'00" West, 131.50 feet to a 1" iron pipe on the right of way line of the proposed Town Road; thence 100.26 feet along the arc of a cul-de-sac concave Southwesterly, having a radius of 50.00 feet, whose chord bears North 37°45'57.5" West, 84.28 feet to a 1" Iron pipe; thence North 0°35'00" East, 467.98 feet to the Place of Beginning.

The above property is located at: 2550 Heeler Road, Sayner, WI 54560

Tax Key No.: 024 219 06

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this _____ day of _____, 2012, at Eagle River, Wisconsin.

Frank Tomlanovich
SHERIFF OF VILAS COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

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.