

First National Bank of Eagle River,
Plaintiff,

vs.

Case No. 10 CV 221

Marlowe K. Opall,
Wisconsin Department of Health Services,
and Tim Opall,
Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a judgment of foreclosure filed on October 29, 2010, I will sell at public auction on the front steps of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, in said county, on:

DATE: February 3, 2011

TIME: 2:00 P.M.

all of the following described mortgaged premises, to wit:

PARCEL 1

A parcel of land lying in Government Lot Four (4), Section Two (2), Township Forty-one (41) North, Range Eleven (11) East of the Fourth Principal Meridian, Phelps Township, Vilas County, Wisconsin, described as follows:

From the NE corner of Government Lot 4, proceed S 0° 18' W, true bearing, along the eighth line, 1770.6 feet; thence N 87° 12' W, 837.0 feet; thence N 2° 27' E, 679.7 feet to the POINT OF BEGINNING of the property to be described; thence N 87° 28' W, 151.5 feet; thence N 2° 36' E, 61.5 feet; thence S 87° 34' E, 46.4 feet; thence along the circumference of a 5° 10' curve to the right of 105.0 feet; thence S 2° 27' W, 57.3 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that parcel of land as described in Document No. 468575.

PARCEL 2

The real property located in Government Lot Four (4), Section Two (2), Township Forty-one (41) North, Range Eleven East of the Fourth Principal Meridian, Phelps Township, Vilas County, Wisconsin, described as follows:

From the Northeast corner of Govt. Lot 4, Section 2, Township 41 North, Range 11 East, proceed S 0° 18' W true bearing along the eighth line 1770.6 feet; thence N 87° 12' W 837.0 feet; thence N 2° 27' E 628.2 feet to the POINT OF BEGINNING of the property to be described; thence N 87° 28' W 151.7 feet; thence N 2° 36' E 51.5 feet; thence S 87° 28' E 151.5 feet; thence S 2° 27' W 51.5 feet to the POINT OF BEGINNING.

Property Address: 2557 Highway 17

TERMS OF SALE: 10% down in cash or certified funds, with a minimum deposit of not less than \$10,000, required at the time of sale made payable to the Clerk of Circuit Court, and the balance of the sale price to be paid within 10 days of confirmation of sale by the court. Failure to pay balance due will result in forfeit of deposit to plaintiff. This property to be sold "as is" and subject all legal liens and encumbrances, and any delinquent real estate taxes, plus accrued interest, real estate taxes for the year of sale, and any special assessments, if any. Purchaser to pay applicable Wisconsin Real Estate Transfer Tax.

/s/ John Niebuhr
Sheriff John Niebuhr

O'Brien, Anderson, Burgy,
& Garbowicz, L.L.P.
Attorneys for Plaintiff
PO Box 639
Eagle River, WI 54521

Pursuant to the Fair Debt Collection Practice 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.