
ASSOCIATED BANK, N.A.,

Plaintiff,

vs.

Case No. 10-CV-78

Hon. Neal A. Nielsen, III

Br. 1

JEANNE MARIE DRESDEN AS TRUSTEE
OF THE JEANNE MARIE DRESDEN TRUST
DATED MAY 20, 2005
PAUL DRESDEN
JEANNE M. DRESDEN
OLD SECOND NATIONAL BANK

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on August 4, 2010, in the amount of \$520,602.26, the Sheriff or his assignee will sell the described premises at public auction as follows:

TIME: February 7, 2011 at 2:00 p.m.

PLACE: in the main lobby of the Vilas County Courthouse,
330 Court Street, Eagle River, WI 54521

DESCRIPTION: A parcel of land in part of Government Lots Two (2) and Three (3) and part of Lot Four (4) of Certified Survey Map No. 611, recorded in Volume 3CS, page 6, all in Section Twenty Seven (27), Township Forty One (41) North, Range Eight (8) East, Plum Lake Township, Vilas County, Wisconsin, more particularly described as follows:

Commencing at the meander corner common to Sections Twenty Seven (27) and Twenty Eight

(28), marked by a five inch (5") square brass capped concrete monument in place near the South shore of Plum Lake; North 28° 02' 15" East, for a distance of 505.56 feet to an iron pipe near the Easterly shore of Plum Lake; thence meandering along said shore North 16° 29' 55" E, for a distance of 443.77 feet to an iron pipe marking the Northerly most corner of Lot Four (4) of Amended Certified Survey Map No. 2917, recorded in Volume 10 CS, page 100; the PLACE OF BEGINNING. Thence meandering along said shore North 16° 29' 55" East, for a distance of 150.02 feet to an iron pipe; thence leaving said shore South 74° 03' 04" East, for a distance of 344.21 feet to an iron pipe thence South 25° 41' 51" West, for a distance of 197.10 feet to an iron pipe; thence North 36° 07' 51" West, along the Northeasterly line of the parcel described in Volume 831 Records, page 70, for a distance of 72.00 feet to an iron pipe; thence North 74° 03' 04" West, along the Northerly line of said Volume 831 Records, page 70 and Lot Four (4) of Volume 10 CS, page 100, for a distance of 255.48 feet to the PLACE OF BEGINNING.

Including the lands lying between the meander line and the lateral lot lines extended to the water's edge.

Together with a nonexclusive easement for ingress and egress and utilities as shown on Favorite Surveying, S.C. Map No. 1999098, dated December 03, 1999, more particularly described as follows:

Commencing at the Southwest corner of the above described parcel, marked by an iron pipe near the shore of Plum Lake; thence leaving said shore South 74° 03' 04" East, for a distance of 214.59 feet to an iron pipe, the PLACE OF BEGINNING of said easement. Thence continuing South 74° 03'

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04" East, for a distance of 40.89 feet to an iron pipe; thence South 36° 07' 51" East, along the Northeasterly line of said Volume 831 Records, page 70, for a distance of 82.09 feet; thence South 12° 00' 00" West, for a distance of 61.17 feet to an iron pipe on the Northerly line of a 30 foot Access Easement Road; thence along the North line of said 30 foot easement North 49° 58' 46" West, for a distance of 22.66 feet; thence North 12° 00' 00" East, for a distance of 41.59 feet; thence North 36° 07' 51" West, for a distance of 73.16 feet; thence North 45° 09' 50" West, for a distance of 32.66 feet to the PLACE OF BEGINNING.

Together with a 30 foot record Access Easement over the existing drive for ingress and egress Easterly to the Town Road as shown on Favorite Surveying, S. C. Map No. 9304A, dated June 21, 1997.

Together with an easement 66 feet in width for ingress and egress and utilities to the Town Road known as Hanson Road said easement lying 33 feet on each side of the following described centerline:

Commencing at the Northeast corner of the above described parcel, marked by an iron pipe; thence North 74° 03' 03" West, for a distance of 54.84 feet to the PLACE OF BEGINNING of said easement; thence along said centerline North 39° 00' 00" East, for a distance of 140.00 feet; thence North 51° 00' 00" East, for a distance of 210.00 feet; thence North 25° 00' 00" East, for a distance of 265.00 feet; thence North 51° 00' 00" East, for a distance of 82 feet, more or less, to the centerline of said Town Road and there TERMINATING.

The sidelines of said easement extend or foreshorten to intersect the Northerly line of the above described parcel and the

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Westerly right-of-way line of said Hanson Road. Subject to a perpetual easement for overhead powerlines.

Tax Key No. 20-328-01

PROPERTY ADDRESS: 3239 Hanson Road, Plum Lake, WI 54560

TERMS: Cash; down payment required at the time of Sheriff's Sale in the amount of 10% by cash, money order, cashier's check or certified check made payable to the Vilas County Clerk of Courts; balance of sale price due upon confirmation of sale by Court. Property to be sold as a whole 'as is' and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest. Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the Sale upon Confirmation of the Court. Purchaser to pay the cost of title evidence.

John Niebuhr, Sheriff
Vilas County, Wisconsin

Plaintiff's Attorney:

Mallery & Zimmerman, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 845-8234

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