

WOLF RIVER COMMUNITY BANK,
Plaintiff,

NOTICE OF SHERIFF SALE

-vs-

DON WALTER LEHRKE and
JOAN MARY LEHRKE,

Defendants.

Case No. 10CV189

Action Code: 30404

By virtue of and pursuant to an Order for Judgment and Judgment of Foreclosure entered in the above-entitled action on the 20th day of August, 2010, I will sell at public auction in the Lobby of the Vilas County Courthouse, 330 Court Street, Eagle River, Wisconsin, on

WEDNESDAY, FEBRUARY 23, 2011

at **2:00 P.M.** all of the following described mortgaged premises, to-wit:

A parcel of land being a part of the SE 1/4 of the SE 1/4, Section 25, Township 40 North, Range 9 East, Cloverland Township, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the Southeast corner of said Section 25, being marked by a Vilas County Monument; thence N 1°59'32" E, 33.05 feet along the East line of said Section 25 to an iron pipe on the Northerly R/W line of the Town Road, and the PLACE OF BEGINNING; thence N 84°52'11" W, 150.19 feet along said Northerly R/W line to an iron pipe on the Easterly R/W line of a private road; thence N 2°34'10" E, 191.85 feet (North of the record), along said Easterly R/W line to an iron pipe; thence N 2°19'52" E, 264.52 feet (North 264.8 feet of record) to an iron pipe on the right bank of Rice Creek; thence S 76°23'29" E, 149.52 feet (S 78°40' E, 150.0 feet of record) along the right bank of said Rice Creek, to an iron pipe on the East line of said Section 25; thence S 1°59'32" W, 434.47 feet (South of record) along said East line to the PLACE OF BEGINNING.

Including all lands lying between the meander line and the water's edge.

Tax Key 16-2, Computer #006-652.

Address of Property: 5404 Perch Lake Rd., Eagle River, WI.

Dated this _____ day of December, 2010.

Sheriff John Niebuhr
Vilas County, 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 (10) 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. Purchaser shall be responsible for payment of all outstanding real estate taxes and assessments.

Attorney Robert E. Sorenson
SORENSEN LAW OFFICE
223 N. Pine Street, P.O. Box 129
Hortonville, WI 54944-0129
(920) 779-4301

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 obtained will be used for that purpose.