

EMC Mortgage Corporation,

Plaintiff,

NOTICE OF FORECLOSURE SALE

v.

Case No. 08-CV-251

Craig W. Booth aka Craig Booth,
Merle A. Platnode, Jensen-Akins, Inc.
and Ralph W. Koopman
d/b/a Koopman Law Office

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 6, 2008 in the amount of \$273,702.00, the Sheriff will sell the described premises at public auction as follows:

TIME: February 24, 2011 at 2:00 p.m.

TERMS: 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 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.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River.

DESCRIPTION: See Attached Legal Description

PROPERTY ADDRESS: 5408 Razorback Road, Conover, WI 54519

GRAY & ASSOCIATES, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151

Gray & Associates, L.L.P. is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

A parcel of land being a part of the SW ¼ of the NE ¼ and part of the SE ¼ of the NE ¼, Section 21, Township 42 North, Range 10 East, Town of Conover, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the East 1/4 of said Section 21 being marked with a Vilas County concrete monument; thence S 89° 44' 25" W, 1254.96 feet along the East-West 1/4 line of said Section 21 to an iron pipe on the Right Bank of Portage Creek; thence along said Right Bank, N 54° 56' 06" E, 78.70 feet, N 7° 36' 30" E, 51.57 feet, N 24° 36' 58" W, 152.59 feet, N 14° 12' 02" E, 199.55 feet, N 0° 53' 50" W, 147.64 feet to an iron pipe, N 52° 09' 55" E, 138.10 feet and N 7° 50' 28" E, 161.90 feet to an iron pipe and the PLACE OF BEGINNING; thence leaving said Portage Creek N 78° 31' 17" W, 782.36 feet to an iron pipe on the Easterly R/W line of a 40.00 foot wide Private Road; thence along said R/W, N 14° 06' 12" E, 307.96 feet to an iron pipe and N 89° 41' 14" E, 404.03 feet to an iron pipe on the Southwesterly R/W line of the Town Road; thence along said Town Road R/W line, S 39° 06' 59" E, 71.18 feet, S 57° 14' 02" E, 113.24 feet, S 73° 39' 26" E, 92.09 feet and S 80° 30' 44" E, 70.57 feet to an iron pipe on the Right Bank of said Portage Creek; thence along said Right Bank, S 0° 57' 04" W, 257.72 feet and S 7° 50' 28" W, 45.26 feet back to the PLACE OF BEGINNING.

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

Including a 1/8th interest in Outlot 2, to provide ingress and egress, and also utilities and to also contribute 1/8th to the maintenance of this private roadway, described as follows:

OUTLOT 2:

A parcel of land to be used as a private roadway and utility easement being a part of the SW1/4-NE1/4, Section 21, Township 42 North, Range 10 East, Town of Conover, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the East 1/4 of said Section 21 being marked with a Vilas County concrete monument; thence S 89° 44' 25" W, 2002.15 feet along the East-West 1/4 line of said Section 21 to an iron pipe; thence N 0° 15' 35" W, 298.86 feet to an iron pipe on the arc of a 50.00 foot radius cul-de-sac and the PLACE OF BEGINNING; thence clockwise along the arc of said cul-de-sac 153.08 feet (chord bearing N 11° 48' 23" W 99.92 feet) to an iron pipe; thence N 14° 06' 12" E, 950.98 feet to an iron pipe on the North line of the SW 1/4 of the NE 1/4; thence N 89° 41' 14" E, 410.18 feet along the North line of said SW 1/4 of the NE 1/4 to an iron pipe on the Southwesterly R/W line of the Town Road; thence along said Town Road R/W line; S 28° 02' 48" E, 29.62 feet and S 39° 06' 59" E, 17.69 feet to an iron pipe; thence leaving said Town Road R/W line S 89° 41' 14" W, 404.03 feet parallel with the North line of said SW 1/4 of the NE 1/4 to an iron pipe; thence S 14° 06' 12" W, 919.96 feet to an iron pipe on the arc of said 50.00 foot radius cul-de-sac; thence clockwise along the arc of said cul-de-sac 111.86 feet (chord bearing S 11° 46' 19" W 89.95 feet) back to the PLACE OF BEGINNING.

AND:

OUTLOT 1:

A parcel of land being a part of the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4, Section 21, Township 42 North, Range 10 East, Town of Conover, Vilas County, Wisconsin, and being more particularly described as follows:

Commencing at the East 1/4 of said Section 21, being marked with a Vilas County concrete monument; thence S 89° 44' 25" W, 2002.15 feet along the East-West 1/4 line of said Section 21 to an iron pipe; thence N 0° 15' 35" W, 298.86 feet to an iron pipe on the arc of a 50.00 foot radius cul-de-sac; thence clockwise along the arc of said cul-de-sac, 153.08 feet (chord bearing N 11° 48' 23" W, 99.92 feet) to an iron pipe; thence N 14° 06' 12" E, 950.98 feet to an iron pipe on the North line of said SW 1/4 of the NE 1/4; thence N 89° 41' 14" E, 487.57 feet along the North line of said SW 1/4 of the NE 1/4 to an iron pipe on the Northerly R/W line of the Town Road and the PLACE OF BEGINNING; thence continuing N 89° 41' 14" E, 456.76 feet along the North line of said SW 1/4 of the NE 1/4 and said SE 1/4 of the NE 1/4 to an iron pipe on the Right Bank of Portage Creek; thence along said Right Bank, S 72° 03' 56" W, 138.15 feet and S 47° 11' 26" W, 125.50 feet to an iron pipe on the Northerly R/W line of said Town Road; thence along said Town Road R/W line; N 80° 30' 44" W, 42.87 feet, N 73° 39' 26" W, 78.61 feet, N 57° 14' 02" W, 93.19 feet and N 39° 06' 59" W, 58.91 feet back to the PLACE OF BEGINNING.

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

This parcel is a remnant and is nonconforming.