

Headwaters State Bank,
Plaintiff,

NOTICE OF SHERIFF'S SALE

vs.

Case No. 14 CV 123

Robert D. Lucksinger
and Andria M. Zoepfel,
Defendants.

By virtue of and pursuant to a judgment of foreclosure filed on September 3, 2014, 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: March 12, 2015

TIME: 2:00 P.M.

all of the following described mortgaged premises, to wit:

A parcel of land being a part of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Nine (9), Township Forty-one (41) North, Range Ten (10) East of the Fourth Principal Meridian, Conover Township, Vilas County, Wisconsin, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 9 being marked by a Vilas County Aluminum monument; thence S 89° 32' 40" E 250.00 feet along the East-West 1/4 line of said Section 9 to an iron pipe; thence S 0° 23' 04" W 112.50 feet parallel with the West line of said Section 9 to an iron pipe on the Southerly right-of-way line of County Trunk Highway K; thence along said Southerly right-of-way line S 88° 19' 40" E 345.63 feet to the Point of Curvature of a 2914.90 foot radius Curve to the left; thence continuing along said Southerly right-of-way line Easterly 266.86 feet along the arc of said Curve to the left (chord bearing N 89° 02' 57" E 266.77 feet) to an iron Pipe; thence leaving said right-of-way line S 12° 36' 20" W 887.73 feet (S 12° 35' 55" W 887.78 feet of record) to an iron pipe and the PLACE OF BEGINNING; thence N 89° 29' 18" W parallel to the South line of the NW 1/4 SW 1/4 to the West line of said Forty; thence South along the West line to the SW corner of the NW 1/4 SW 1/4; thence S 89° 29' 18" E along the Southerly line of said Forty to an iron pipe on the Easterly line of the abandoned C & NW railroad; thence along said Easterly right-of-way line Northerly 225.71 feet along the arc of said Curve to the Right, a foot radius of 5679.65 (chord bearing N 14° 09' 52" E 225.70 feet); thence N 15° 18' 10" E 113.37 feet to an iron pipe; thence N 88° 26' 54" W 250.05 feet to an iron pipe and the place of beginning.

Including a thirty (30) foot easement from this parcel to Highway 45 across Parcel #I0-4 recorded in Volume 623 Micro Records, page 113.

PROPERTY ADDRESS: HIGHWAY K, TOWNSHIP OF CONOVER
Computer # 8-836-03

TERMS OF SALE: Cash, with a minimum deposit for down payment of not less than \$10,000, required at the time of Sheriff's sale by, cash, money order, Cashier's Check or certified check made payable to the Clerk of Circuit Court, and the balance of the sale price to be paid upon confirmation of sale by the Court. This property to be sold "AS IS" and subject to any and all delinquent real estate taxes, plus accrued interest, and real estate taxes for the year of sale, and any special assessments, if any. Purchaser to pay transfer return fee.

Joseph Fath, Vilas County Sheriff

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.