

RIVER VALLEY BANK
f/k/a RIVER VALLEY STATE BANK

Case No. 13-CV-219

Plaintiff

-vs-

MICHAEL J. WARWICK

CRISTA L. WARWICK

NOTICE OF SHERIFF'S SALE

POSSIBLE TENANTS AT
5451 Balsam Rapids Lane
Eagle River, WI 54521

MINISTRY MEDICAL GROUP, INC.
NORTHERN REGION

EAGLE RIVER MEMORIAL HOSPITAL, INC.

AND

DISCOVER BANK
c/o DB Servicing Corporation
Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure and sale entered in the above entitled action on April 30, 2014, in the amount of \$179,527.66, the undersigned Sheriff will sell at public auction at the Vilas County Courthouse, 330 Court Street, Eagle River, WI, on Thursday, **May 7, 2015, at 2:00 p.m.** the real estate and mortgaged premises directed by said judgment to be sold, and described as follows:

PARCEL 3:

A parcel of land being a part of the SE-1/4 of the NE-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 East ¼ corner of said Section 25 being marked by a Vilas County monument; thence N 85° 20' 56" W, 71.39 feet (N 82° 50' 28" W of record) along the South line of said SE-1/4 of the NE-1/4 to an iron pipe on the Southwesterly right of way

line of a 40.00 foot wide Private Road and utility easement; thence along said right of way line as follows: N 51° 16' 25" W, 198.91 feet to an iron pipe, N 47° 12' 02" W, 236.01 feet to an iron pipe, N 60° 20' 54" W, 298.14 feet to an iron pipe and N 49° 14' 34" W, 324.59 feet to an iron pipe and the PLACE OF BEGINNING; thence along the Northwesterly right of way line of said Private Road and utility easement S 47° 45' 50" W, 284.52 feet to an iron pipe on the Left Bank of Rice Creek; thence meandering along said Creek Bank N 04° 31' 46" E, 143.93 feet to an iron pipe, N 10° 39' 17" W, 78.62 feet to an iron pipe and N 47° 47' 54" W, 243.90 feet to an iron pipe; thence leaving said Creek Bank S 89° 27' 24" E, 341.61 feet to an iron pipe on the Southwesterly right of way line of said 40.00 foot wide Private Road and utility easement; thence along said right of way line S 15° 33' 10" E, 197.32 feet back to the Place of Beginning. Including the land lying between the meander line and the ordinary high water mark. Including a 1/11th interest in said 40.00 foot wide Private Road and utility easement to provide for ingress, egress and utilities, more particularly described as follows:

ROADLOT 1:

A parcel of land 40.00 feet in width with a 50.00 foot radius cul-de-sac at the Northerly end to be used as a Private Roadway for ingress, egress and utilities; being a part of the SE-1/4 of the NE-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 East ¼ corner of said Section 25 being marked by a Vilas County monument and the PLACE OF BEGINNING; thence N 85° 20' 56" W, 71.39 feet (N 82° 50' 28" W of record) along the South line of said SE-1/4 of the NE-1/4 to an iron pipe on the Southwesterly right of way line of said 40.00 foot wide Private Road and utility easement; thence along said Southwesterly right of way line as follows: N 51° 16' 25" W, 198.91 feet to an iron pipe, N 47° 12' 02" W, 236.01 feet to an iron pipe, N 60° 20' 54" W, 298.14 feet to an iron pipe, N 49° 14' 34" W, 254.29 feet to an iron pipe, and Westerly 49.12 feet along the arc of 33.91 foot radius curve to the Left (chord bearing S 89° 15' 38" W, 44.94 feet) to an iron pipe on the Southeasterly right of way line of said Private Road and utility easement; thence along said Southeasterly right of way line S 47° 45' 50" W, 298.38 feet to the Right Bank of Rice Creek, S 24° 49' 02" W, 90.06 feet (S 24° 44' 56" W of record) to an iron pipe, and S 10° 07' 37" W, 227.55 feet (S 10° 09' 02" W, 227.52 feet of record) to an iron pipe on the Northerly right of way line of Creek Road, a Town Road; thence N 85° 20' 56" W, 40.18 feet along said Northerly right of way line and along the South line of said SE-1/4 of the NE-1/4 to the Northwesterly right of way line of said Private Road and utility easement; thence along said Northwesterly right of way line N 10° 07' 37" E, 236.54 feet, N 24° 49' 02" E, 103.33 feet, and N 47° 45' 50" E, 331.58 feet to an iron pipe on the Southwesterly right of way line of said Private Road and utility easement; thence along said Southwesterly right of way line N 15° 33' 10" W, 197.32 feet to an iron pipe, and N 09° 09' 32" W, 144.26 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 271.66 feet (chord bearing S 85° 07' 22" E, 41.23 feet) to an iron pipe on the Northeasterly right of way line of said Private Road and utility easement; thence along said Northeasterly right of way line as follows: S 09° 09' 32" E, 132.02 feet to an iron pipe, S 15° 33' 10" E, 182.98 feet to an iron pipe, S 49° 14' 34" E, 308.59 feet to an

iron pipe, S 60° 20' 54" E, 298.86 feet to an iron pipe, S 47° 12' 02" E, 239.20 feet to an iron pipe, and S 51° 16' 25" E, 256.62 feet back to the Place of Beginning.

Subject to a gas line utility easement over the existing gas line crossing the Southerly portion of this parcel.

Tax Key #QQ 4-5 Computer #6-636-05

PROPERTY ADDRESS: 5451 Balsam Rapids Lane, Eagle River, WI.

TERMS OF SALE: Cash: 10% down at time of sale by cash, certified check, money order or cashier's check made payable to "Clerk of Courts"; (personal checks cannot and will not be accepted). The balance of sale price is due in full within ten (10) days of confirmation of sale by the court. Failure to pay the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property will be sold "as is" "where is", without warranty and subject to all delinquent and accrued real estate taxes, assessments, penalties and interest, and any first in time mortgages or leasehold interests. Purchaser to pay all transfer taxes, recording fees and cost of title evidence. Bids made after the opening bid must be in increments of \$100.00 or more.

Dated this _____ day of _____, 2015.

Joseph Fath
Sheriff, Vilas County

Deffner Law Firm, S.C.
1803 Stewart Avenue
Wausau, WI 54401-5374

715 842-0888

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.

