
FIRST NATIONAL BANK,

Plaintiff,

vs.

**Case No. 2013 CV 220
Foreclosure of Mortgage
Case Code: 30404**

**GARY A. BAIER,
TERESE A. BAIER,
TEDMARK PROPERTIES, LLC,
GANGSTER ISLAND, LLC, and
EAGLE RIVER DAIRY, INC.,**

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered March 24, 2015 in the amount of \$540,348.64, the Sheriff will sell the described premises at public auction as follows:

DATE/TIME: July 9, 2015 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. Buyer must pay the Wisconsin real estate transfer tax.

PLACE: On the front steps of the Vilas County Courthouse. 330 Court Street, Eagle River, Wisconsin.

DESCRIPTION:

A parcel of land in Government Lot 1, Section 17, Township 41 North, Range 11 East, Town of Phelps, Vilas County, Wisconsin, being more particularly described as follows:

Commencing at the meander post at the Northeast corner of Government Lot 1, Section 17, Township 41 North of Range 11 East as the PLACE OF BEGINNING of the land to be described; running thence South on the East line of said Government Lot 1, 200 feet; thence West at right angles 60 feet; thence North and parallel with the East line of said Government Lot 1 and 60 feet distant therefrom to the low water mark on the South shore

of Twin Lake; thence East along low water mark on Twin Lake to the PLACE OF BEGINNING.

Together with an easement for highway purposes from the above described land along the East line of said Government Lot 1 to the county highway at the Southeast corner of said Government Lot 1, the width of said right-of-way or highway to be twenty feet. It is understood and agreed between the parties hereto that the easement above referred to for Highway purposes is expressly given and limited for the benefit of the above lot and all other lots and land owned by the said first parties or conveyed to or which may be conveyed to any purchaser or purchasers; said road and highway to be for the benefit or all the land owned by said first parties adjacent to or in the vicinity of said highway and all purchasers as before stated who have already purchased or who may hereafter purchase from said first parties any of said land owned by them.

AND

Government Lot 1, Section 8, Township 41 North, Range 11 East, Town of Phelps, Vilas County, Wisconsin.

AND

Government Lot 3, Section 17, Township 41 North, Range 11 East, Town of Phelps, Vilas County, Wisconsin.

Tax Key Nos. 18-493 and 18-270

PROPERTY ADDRESS: Governors Island, 3870 Pedersen Trail, Phelps, WI

Dated this _____ day of May, 2015.

VILAS COUNTY SHERIFF'S DEPT.

Joseph Fath, Sheriff
Vilas County, Wisconsin

MARONEY & PARRY, LLC
Thomas A. Maroney
Attorneys for Plaintiff
115 E. Fulton Street
Waupaca, WI 54981

Maroney & Parry, LLC, 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.