

Peoples State Bank,

Plaintiff,

Case No. 14-CV-128

v.

Code No. 30404

Boo's LLC, Sheryl A. Sieren, a/k/a  
Sherry A. Sieren, James S. Sieren, and  
Vilas County,

Defendants.

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NOTICE OF FORECLOSURE SALE

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PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on September 26, 2014, the undersigned, Joseph Fath, Sheriff of Vilas County, or his authorized designees, will sell at public auction on the front steps Vilas County Courthouse, 300 Court Street, Eagle River, Wisconsin, on April 23, 2015 at 2:00 p.m. the following described mortgaged premises, which are to be sold together as indivisible homestead property:

- a. 118 S. Main Street, Eagle River, Wisconsin;

PIN of 221-583

Lot 9, Block 2 in the Plat of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 33, Township 40 North, Range 10 East, excepting a certain strip of land 12 feet in width on the South side of said Lot 9 and also excepting the parcel of land owned by the City of Eagle River, as described in volume 83 of Deeds, page 496, Vilas County Records, said parcel being in the City of Eagle River, County of Vilas, State of Wisconsin.

**TERMS OF SALE:** A down payment required at the time of Sheriff's Sale in the amount of ten percent (10%) of the winning bid; said payment being made in the form of cash, money

order, cashier's check or certified check made payable to the Vilas County Clerk of Courts; balance of sale price is due in full within ten (10) days of confirmation of sale by the Court. Failure to post the remaining balance due shall result in the forfeiture of the down payment to the Plaintiff. Property to be sold as a whole "*as is*" and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest, and any existing first in time mortgages or leasehold interests, and the right of the United States of America to redeem said property after sale within the period provided by 28 U.S.C. Section 2410. Purchaser to pay all transfer and recording fees and the cost of title evidence.

Dated this \_\_\_\_ day of March, 2015

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Joseph Fath, Sheriff  
Vilas County, Wisconsin

Prepared by:

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