

PEOPLES STATE BANK,

Plaintiff,

v.

Case No. 14-CV-162

Code No. 30404

Sheryl Sieren, James Sieren, Vilas County,
Marshfield Clinic, and
Wisconsin Department of Revenue

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of and pursuant to a Judgment entered in the above-entitled action on January 16, 2015, the undersigned, Joseph Fath, Sheriff of Vilas County, or his authorized designees, will sell at public auction on the front steps Vilas County Courthouse, 330 Court Street, Eagle River, Wisconsin, on August 27, 2015 at 2:00 p.m. the following described mortgaged premises, which are to be sold together as indivisible homestead property:

- a. 4391 Ranger Road, Eagle River, Wisconsin;

PIN of 14-1277-04 and 221-1076-01

Lot Six (6) of the recorded Plat of Capich Park Subdivision, being a part of the Southeast Quarter of the Southwest Quarter of Section Twenty-seven, Township Forty North, Range Ten East of the Fourth Principal Meridian, Lincoln Township, Vilas County, Wisconsin, as recorded in Volume 10 Plats, Page 20-23.

AND

Outlot One (1) of the recorded Plat of Capich Park Subdivision, being a part of the Southeast Quarter of the Southwest Quarter of Section Twenty-seven, Township Forty North, Range Ten East, City of Eagle River, Vilas County, Wisconsin, as recorded in Volume 10 Plats, Page 20-23.

EXCEPTING THEREFROM that parcel of land as described in Volume 657 Micro Records, Page 457.

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 July, 2015

Joseph Fath, Sheriff
Vilas County, Wisconsin

Prepared by:

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