

U.S. Bank National Association, assignee of Mortgage Electronic
Registration Systems, Inc. as nominee for U.S. Bank N.A.,
Plaintiff,

vs.
Estate of Rebecca P. Coffey,
Defendant.

Case No. 14-CV-200



NOTICE OF SHERIFFS SALE

By virtue of a judgment of foreclosure made in the above-entitled action on February 10, 2015, I will sell at public auction
in the Vilas County Courthouse, located at 330 Court Street, Eagle River, WI 54521, on
May 14, 2015

at 2:00 p.m., all of the following described premises, to wit:

PARCEL 17A parcel of land in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), Section Five (5), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing N 5° 55'E, 106.2 feet and an iron pipe bearing N 4° 32' W, 107.7 feet, a 5" Jack Pine bearing N 44° W, 22.9 feet, and a nail in a 13" Jack Pine bearing N 17° E, 34.2 feet; thence N 0° 22' 00" E, 1385.00 feet along the North-South one quarter line to the one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing S 3° 43' W, 46.1 feet, a 9" Jack Pine bearing S 84° W, 25.4 feet and a 7" White Birch bearing S 13° W, 6.9 feet; thence N 89° 48' 00" E, 545.00 feet along the North line of the SW 1/4 of the SE 1/4 to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing N 89° 48' 00" E, 180.00 feet along the North line of the SW 1/4 of the SE 1/4 to a 1" iron pipe; thence S 0° 35' 00" W, 501.80 feet to a 1" iron pipe on the Northerly right of way line of the proposed Town Road; thence S 89° 48' 00" W, 180.00 feet along said right of way line to a 1" iron pipe; thence N 0° 35' 00" E, 501.80 feet to the Place of Beginning. Subject to a perpetual easement for public utilities. PARCEL 18 A parcel of land in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), Section Five (5), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing N 5° 55'E, 106.2 feet and an iron pipe bearing N 4° 32' W, 107.7 feet, a 5" Jack Pine bearing N 44° W, 22.9 feet, and a nail in a 13" Jack Pine bearing N 17° E, 34.2 feet; thence N 0° 22' 00" E, 1385.00 feet along the North-South one quarter line to the one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing S 3° 43' W, 46.1 feet, a 9" Jack Pine bearing S 84° W, 25.4 feet and a 7" White Birch bearing S 13° W, 6.9 feet; thence N 89° 48' 00" E, 725.00 feet along the North line of the SW 1/4 of the SE 1/4 to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing N 89° 48' 00" E, 180.00 feet along the North line of the SW 1/4 of the SE 1/4 to a 1" iron pipe; thence S 0° 35' 00" W, 501.80 feet to a 1" iron pipe on the Northerly right of way line of the proposed Town Road; thence S 89° 48' 00" W, 180.00 feet along said right of way line to a 1" iron pipe; thence N 0° 35' 00" E, 501.80 feet to the Place of Beginning. Subject to a perpetual easement for public utilities. PARCEL 19 A parcel of land in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), Section Five (5), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing N 5° 55'E, 106.2 feet and an iron pipe bearing N 4° 32' W, 107.7 feet, a 5" Jack Pine bearing N 44° W, 22.9 feet, and a nail in a 13" Jack Pine bearing N 17° E, 34.2 feet; thence N 0° 22' 00" E, 1385.00 feet along the North-South one quarter line to the one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing S 3° 43' W, 46.1 feet, a 9" Jack Pine bearing S 84° W, 25.4 feet and a 7" White Birch bearing S 13° W, 6.9 feet; thence N 89° 48' 00" E, 905.00 feet along the North line of the SW 1/4 of the SE 1/4 to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing N 89° 48' 00" E, 180.00 feet along the North line of the SW 1/4 of the SE 1/4 to a 1" iron pipe; thence S 0° 35' 00" W, 467.98 feet to a 1" iron pipe on the arc of a cul-de-sac of the proposed Town Road; thence 57.88 feet along the arc of said cul-de-sac concave Southeasterly having a radius of 50.00 feet whose chord bears S 51° 37' 36" W, 54.70 feet to a 2" iron pipe; thence S 89° 48' 00" W, 137.46 feet along the Northerly right of way line of proposed Town Road to a 1" iron pipe; thence N 0° 35' 00" E, 501.80 feet to the Place of Beginning. Subject to a perpetual easement for public utilities. PARCEL 20 A parcel of land in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), Section Five (5), Township Forty (40) North, Range Eight (8) East of the Fourth Principal Meridian, St. Germain Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the one quarter corner common to Sections 5 and 8, marked by a 2" iron pipe, witnessed by an iron pipe bearing N 5° 55'E, 106.2 feet and an iron pipe bearing N 4° 32' W, 107.7 feet, a 5" Jack Pine bearing N 44° W, 22.9 feet, and a nail in a 13" Jack Pine bearing N 17° E, 34.2 feet; thence N 0° 22' 00" E, 1385.00 feet along the North-South one quarter line to the one-eighth corner, marked by a 2" iron pipe, witnessed by an iron pipe bearing S 3° 43' W, 46.1 feet, a 9" Jack Pine bearing S 84° W, 25.4 feet and a 7" White Birch bearing S 13° W, 6.9 feet; thence N 89° 48' 00" E, 1085.00 feet along the North line of the SW 1/4 of the SE 1/4 to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing N 89° 48' 00" E, 183.80 feet to a one-sixteenth corner marked by a 2" iron pipe, witnessed by a 15" Norway Pine bearing S 80° E, 12.9 feet and a 10" Norway Pine bearing N 46° E, 16.1 feet; thence S 0° 35' 00" W, 534.80 feet along the East line of the SW 1/4 of the SE 1/4 to a 2" iron pipe; thence S 89° 48' 00" W, 131.50 feet to a 1" iron pipe on the right of way line of the proposed Town Road; thence 100.26 feet along the arc of a cul-de-sac concave Southwesterly, having a radius of 50.00 feet, whose chord bears N 37° 45' 57.5" W, 84.28 feet to a 1" iron pipe; thence N 0° 35' 00" E, 467.98 feet to the Place of Beginning. Subject to a perpetual easement for public utilities.

Tax Key No. 4 QQ 15-12 (Cpu No. 24-219-06)

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH or CASHIER'S CHECK (10% downpayment at sale, balance due within ten (10) days of Court approval). DATED at Eagle River, Wisconsin, on April 3, 2015.

Sheriff of Vilas County, Wisconsin

BASS & MOGLOWSKY, S.C.,
Attorneys for Plaintiff

The above property is located at 2550 Heeler Road, Sayner, WI 54560.

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt that you owe to said creditor. We are attempting to collect such debt and any information obtained from you will be used for that purpose.