

U.S. Bank Trust, N.A., as Trustee for LSF9 Master
Participation Trust

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 15-CV-10

vs.

The Estate of Penny L. Kaufmann, Deceased a/k/a
Penny Lee Kaufmann, BMO Harris Bank, National
Association f/k/a M&I Marshall & Ilsley Bank and
Sacred Heart-St. Mary's Hospital MMG

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 26, 2015 in the amount of \$80,628.02 the Sheriff will sell the described premises at public auction as follows:

TIME: April 7, 2016 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.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River

DESCRIPTION: See Attachment

PROPERTY ADDRESS: 7216 State Highway 70 E Saint Germain, WI 54558-9124

DATED: February 8, 2016

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale

Gray & Associates, L.L.P. is attempting to collect a debt 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.

DESCRIPTION:

Parcel 12 A parcel of land in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), Section Thirty-six (36), 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 36 and 31, marked by a concrete monument, witnessed by a 6" Norway Pine bearing S 12 degrees E, 32.5 feet and by a spike in an 18" Norway Pine bearing N 2 degrees 10' E, 175.2 feet, thence S 1 degrees 20' E, (solar bearing) 1297.85 feet to the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, a One-eighth corner, marked by an iron pipe, witnessed by an 8" Norway Pine bearing N 18 degrees W, 45.7 feet, by an 8" Oak bearing S 75 degrees W, 36.6 feet and by an erroneous concrete monument bearing S 69 degrees 53' W, 55.1 feet, thence continuing S 1 degrees 20' E, 15.44 feet along the East line of Section 36 to an iron rod on the Northerly right-of-way line of State Highway "70", thence along the Northerly right-of-way line of State Highway "70", along the arc of a curve concave Southerly, with a radius of 2392.00 feet, whose chords bear S 86 degrees 03.8' W, 10.00 feet, S 84 degrees 18.3' W, 136.78 feet, S 80 degrees 52.0' W, 150.27 feet and S 77 degrees 16.0' W, 150.27 feet to the place of beginning, marked by an iron rod, thence continuing along the Northerly right-of-way line of State Highway "70", along the arc of a curve concave Southerly, with a radius of 2392.00 feet, whose chord bears S 73 degrees 40.0' W, 150.27 feet to an iron rod, thence N 15 degrees 49.0' W, 455.57 feet to an iron rod, thence N 74 degrees 01.6' E, 175.00 feet to an iron rod, thence S 12 degrees 42.3' E, 455.35 feet to the place of beginning. Subject to an easement for telephone and electric power lines. Also, including an easement over the following described "Private Access" in Government Lot Three (3) and in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), Section Thirty-six (36), Township Forty (40) North, Range Eight (8) East, Vilas County, Wisconsin, more particularly described as follows: Beginning at the East One-quarter corner of Section 36, marked by a concrete monument, witnessed by an iron spike in an 18" Norway Pine bearing N 2 degrees 10' E, (solar bearing) 175.2 feet and a 6" Norway Pine bearing S 12 degrees E, 32.5 feet, thence S 65 degrees 20' W, (solar bearing) 21.8 feet to an iron pipe, thence N 1 degrees 01' W, 735.0 feet to an iron pipe, thence N 42 degrees 06' W, 79.8 feet to an iron pipe near the Easterly shore of Alma Lake, thence N 35 degrees 18' E, 122.3 feet along the lake to the meander corner where the East line of Section 36 intersects the Easterly shore of Alma Lake, marked by an iron pipe, witnessed by a 10" Norway Pine bearing N 10 degrees E, 8.3 feet and by a 20" Norway Pine bearing N 72 degrees E, 10.9 feet, thence S 1 degrees 01' E, 885.0 feet along the East line of Section 36 to the place of beginning. The above lateral lot lines extend to the lake. Subject to an easement for telephone and electric power lines. Together with complete right for ingress and egress to Shields Road over the 66 foot wide easement road at the Southwest corner of said parcel and running through parcels to the West.