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BURLING BANK,  
Plaintiff,  
vs.

NOTICE OF SHERIFF'S SALE

ARNOLD BARATZ  
and MARY JOSEPHINE BARATZ,  
Defendants.

Case No. 15 CV 58

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By virtue of and pursuant to a judgment of foreclosure filed on June 19, 2015 in the amount of \$325,847.72, I will sell at public auction on the front steps of the Vilas County Courthouse, 330 Court Street, in the City of Eagle River, in said county, on:

DATE: September 24, 2015

TIME: 2:00 P.M.

all of the following described mortgaged premises, to wit:

PARCEL 3

A parcel of land in Government Lot Four (4), Section Twenty-six (26), 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 meander comer where the line common to Sections 26 and 27 intersects the Northerly shore of Little St. Germain Lake, marked by a 5" square Vilas County concrete monument; thence N 29° 06' 25" E, 957.96 feet to a 1" iron pipe on the North line of that parcel of land recorded in Volume 216 Records, page 601 and the Easterly right-of-way line of Hemlock Road; thence Northerly 54.41 feet along said right-of-way line along the arc of a curve concave Westerly with a radius of 129.01 feet, the chord of which bears N 11° 31' 43" W, 54.01 feet to a 1" iron pipe; thence N 2° 22' 42" E, 41.61 feet to a 1" iron pipe on the Northwesterly edge of an existing private road; thence along the Northwesterly edge of said existing private road, being the Southeasterly boundary of that parcel of land recorded in Volume 374 Micro Records, page 372; N 72° 21' 59" E, 43.95 feet to a 1" Iron pipe; N 62° 37' 05" E, 110.01 feet to a 1" iron pipe; N 53° 06' 46" E, 65.55 feet to the PLACE OF BEGINNING, marked by a 1" iron pipe. Thence continuing along the Northwesterly edge of said existing private road and the Southeasterly boundary of that parcel of land recorded in Volume 374 Micro Records, page 372; N 44° 31' 48" E, 59.90 feet to a 1" iron pipe; and N 34° 03' 04" E, 26.81 feet to a 1" iron pipe; thence S 64° 15' 09" E, 364.50 feet to a 1" iron pipe near the Westerly shore of Little St. Germain Lake; thence meandering along the lake S 29° 49' 52" W, 161.82 feet and N 81° 39' 59" W, 109.20 feet to a 1" iron pipe; thence leaving the lake N 21° 45' 00" W, 58.00 feet to a 1" iron pipe; thence N 46° 53' 20" W, 240.12 feet to the place of beginning. Including the land lying between the meander line and the ordinary highwater mark.

Together with a 30 foot wide non-exclusive easement for ingress, egress, and utility purposes, which easement lies Southeast of and abuts the aforementioned lines bearing: N 72° 21' 59" E, 43.95 feet; N 62° 37' 05" E, 110.01 feet; and N 53° 06' 46" E, 65.55 feet.

Together with a non-exclusive easement 2 rods wide over the existing road running from the Southwest terminus of the above described 30 foot wide easement Westerly to Hemlock Road, as previously recorded in Volume 149 Deeds, page 159.

Subject to a 30 foot wide non-exclusive easement for ingress, egress and utility purposes for the benefit of the two adjacent parcels to the North of the parcel herein described, which easement lies East of and abuts the lines bearing N 44° 31' 48" E, 59.90 feet, and N 34° 03' 04" E, 26.81 feet.

Subject to a perpetual easement for public utilities.

PROPERTY ADDRESS: 1374 WILDWOOD WAY, TOWN OF ST. GERMAIN

TERMS OF SALE: Cash

DOWN PAYMENT: 10% down in cash or certified funds, with a minimum deposit of not less than \$10,000, required at the time of sale made payable to the Clerk of Circuit Court, and the balance of the sale price to be paid within 10 days of confirmation of sale by the court. Failure to pay balance due will result in forfeit of deposit to plaintiff.

SALE SUBJECT TO: This property to be sold "AS IS, WHERE IS" and subject to all legal liens and encumbrances, tenant rights and leases, delinquent real estate taxes and accrued interest, if any, real estate taxes for the year of sale, accrued and accruing special assessments, if any, penalties and interest, Wisconsin Real Estate Transfer Tax and cost of title evidence.

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Joseph Fath  
Vilas County Sheriff

O'Brien, Anderson, Burgy,  
& Garbowicz, L.L.P.  
Attorneys for Plaintiff  
PO Box 639  
Eagle River, WI 54521

Pursuant to the Fair Debt Collection Practice Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.