

**FIRST NATIONAL BANK,**

**Plaintiff,**

**vs.**

**Case No. 2013 CV 220  
Foreclosure of Mortgage  
Case Code: 30404**

**GARY A. BAIER,  
TERESE A. BAIER,  
TEDMARK PROPERTIES, LLC,  
GANGSTER ISLAND, LLC, and  
EAGLE RIVER DAIRY, INC.,**

**Defendants.**

**NOTICE OF SHERIFF'S SALE**

**PLEASE TAKE NOTICE** that by virtue of a judgment of foreclosure entered March 24, 2015 in the amount of \$540,348.64, the Sheriff will sell the described premises at public auction as follows:

**DATE/TIME:** July 9, 2015 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. Buyer must pay the Wisconsin real estate transfer tax.

**PLACE:** On the front steps of the Vilas County Courthouse. 330 Court Street, Eagle River, Wisconsin.

**DESCRIPTION:**

A parcel of land in Government Lot 3, Section 19, Township 41 North, Range 11 East, Phelps Township, Vilas County, Wisconsin, said parcel being the "Lawrence A. Smith Parcel" shown on Favorite Surveying, S.C. Map No. 2005017 dated May 5, 2005, more particularly described as follows:

Commencing at the Northeast corner of said Section 19, marked by a Vilas County aluminum monument in place; thence S 52° 11' 42" W for a distance of 2197.66 feet to a 6" x 6" concrete monument; thence S 64° 38' 55" W for a distance of 38.11 feet to an iron pipe, the PLACE OF BEGINNING. Thence S 37° 19' 28" E along the centerline of a discontinued Town Road for a distance of 130.47 feet to an iron pipe on the Northerly right-of-way line of the Town Road

known as Dam Lane; thence along said Northerly right-of-way line S 66° 57' 34" W for a distance of 133.87 feet to an iron pipe; thence S 67° 51' 27" W for a distance of 281.53 feet to an iron pipe; thence along a curve to the right having a radius of 215.96 feet, an arc length of 152.50 feet, being subtended by a chord of S 88° 05' 12" W for a distance of 149.35 feet to an iron pipe; thence along a curve to the right having a radius of 107.00 feet, an arc length of 14.31 feet, being subtended by a chord of N 67° 51' 08" W for a distance of 14.30 feet to an iron pipe at Westerly end of said Town Road; thence S 25° 58' 48" W along the end of said Town Road for a distance of 53.00 feet to an iron pipe; thence leaving said Town Road and along a curve to the right having a radius of 160.00 feet, an arc length of 52.43 feet, being subtended by a chord of N 54° 37' 57" W for a distance of 52.20 feet to an iron pipe; thence N 45° 14' 42" W for a distance of 84.77 feet to an iron pipe near the Southerly bank of Twin Creek; thence along said creek N 77° 09' 31" E for a distance of 150.09 feet, N 38° 50' 33" E for a distance of 90.53 feet and N 77° 27' 20" E for a distance of 237.20 feet to an iron pipe; thence leaving the bank of said creek S 32° 27' 50" E along the Westerly line of the lands described in Vol. 152 Records, page 617 for a distance of 10.00 feet to a concrete monument; thence N 64° 38' 55" E along the Southerly line of the lands described in Vol. 152 Records, page 617 for a distance of 169.67 feet to the PLACE OF BEGINNING.

Including the lands lying between the creek meander line and the ordinary high water mark of Twin Creek.

Subject to easements for ingress and egress as described in Vol. 152 Records, page 617 and in Vol. 194 Records, page 104.

Tax Key No. 18-601

**PROPERTY ADDRESS:** 3570 Dam Road, Phelps, WI

Dated this \_\_\_\_\_ day of May, 2015.

VILAS COUNTY SHERIFF'S DEPT.

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Joseph Fath, Sheriff  
Vilas County, Wisconsin

MARONEY & PARRY, LLC  
Thomas A. Maroney  
Attorneys for Plaintiff  
115 E. Fulton Street  
Waupaca, WI 54981

**Maroney & Parry, LLC, is attempting to collect a debt on our client's behalf 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.**