

THE FIRST NATIONAL BANK OF PARK FALLS

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case No.: 15-CV-56

vs.

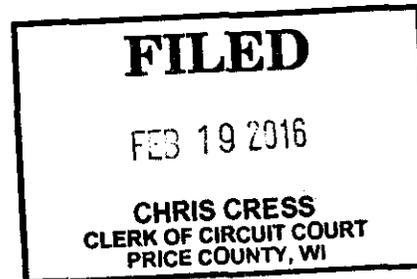
Case Classification No.: 30404

BENJAMIN L. KRUEGER
DANIELLE M. KRUEGER
f/k/a DANIELLE M. ROUGEAU

Mortgagor-defendants.

MARSHFIELD CLINIC
PRICE COUNTY CLERK OF CIRCUIT COURT

Defendants.



By virtue of a judgment of foreclosure made and entered in the above entitled action on October 15, 2015, I will sell at public auction on the front steps of the Courthouse, located at 126 Cherry, Phillips, Wisconsin, on the 21st day of April, 2016 at 10:00 a.m., all of the following described premises to-wit:

A parcel of land in that part of the Northwest Quarter (NW¹/₄) of the Northeast Quarter (NE¹/₄) of Section Seven (7), Township Thirty-nine (39) North, Range One (1) East, Town of Fifield, Price County, Wisconsin, lying East and North of the Flambeau River, and described as follows:

Commencing at the NE corner of 7-39-1 East; thence West on the Section line in the center of town road a distance of 1380.2 feet to a concrete monument; thence S 4° 20' E, a distance of 436.7 feet to an iron pipe; thence S 52° W, a distance of 797.0 feet to an iron pipe located on the banks of the Flambeau river, which is known as the place of beginning; thence retracing on the same line N 52° E, a distance of 797.0 feet to an iron pipe; thence S 4° 20' E, a distance of 356.9 feet to an iron pipe; thence S 60° 10' W, a distance of 672.0 feet to an iron pipe; thence S 72° 20' W, a distance of 62.0 feet to an iron pipe located on the shore of the Flambeau River; thence North along the banks of the Flambeau River a distance of 233.0 feet to the place of beginning.

AND

A parcel of land located in that part of the Northwest Quarter (NW¹/₄) of the Northeast Quarter (NE¹/₄) of Section Seven (7), Township Thirty-nine (39) North, Range One (1) East, Town of Fifield, Price County, Wisconsin, described as follows:

Commencing at the NE section corner of 7-39-1 East; thence West along the Section line and center of road a distance of 1380.2 feet to a 6 inch concrete monument; thence S 4° 20' E, on a magnetic course a distance of 1049.1 feet to an iron pipe; thence South on a magnetic course 73° 30' W, a distance of 828.0 feet to an iron pipe located on the banks of the Flambeau River which is known as the place of beginning; thence retracing on the same line North on a magnetic course 73° 30' E, a distance of 828.0 feet to an iron pipe; thence North on a magnetic course 4° 20' W, a distance of 255.5 feet to an iron pipe; thence South on a magnetic course 60° 10' W, a distance of 672.0 feet to an iron pipe; thence South on a magnetic course 72° 20' W, a distance of 62.0 feet to an iron pipe located on the banks of the Flambeau river; thence Southwesterly along the East shore of the Flambeau river a distance of 191.0 feet to the place of beginning. Reserving a 3-rod roadway where now constructed.

TERMS OF SALE:

Cash. (10% Cash down payment at sale; balance within ten days of Court approval);
Sale subject to any and all delinquent and unpaid real estate taxes; and
Sale also subject to any transfer tax required.

Dated at Phillips, Wisconsin this 16th day of February, 2016.



Brian Schmidt
Sheriff of Price County, Phillips, Wisconsin

Attorneys for Plaintiff:
Attorney Bruce A. Marshall
State Bar No.: 1003966
SLABY, DEDA, MARSHALL, REINHARD & WRITZ LLP
215 N. Lake Ave. - P.O. Box 7
Phillips, Wisconsin 54555
Telephone: (715) 339-2196

The above property is located in the Town of Fifield, Price County, Wisconsin.