

2/21

HSBC MORTGAGE SERVICES, INC.,

Plaintiff,  
vs.

Case No. 10-CV-445  
Code No. 30404  
Foreclosure of Mortgage  
Dollar Amount Greater Than \$5,000.00

DOUGLAS A. NEIDERMIRE and LORI A.  
NEIDERMIRE, husband and wife  
and THE RIVERBANK

Defendants.



NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 20, 2010, in the amount of \$297,109.97, the Sheriff will sell the described premises at public auction as follows:

TIME: February 21, 2012 at 10:00 o'clock a.m.

- TERMS:
1. 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
  2. Sold "as is" and subject to all legal liens and encumbrances.
  3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

PLACE: Polk County Justice Center located at 1005 West Main Street, Balsam Lake, Wisconsin

DESCRIPTION: A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF SW1/4), SECTION THIRTEEN (13), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE NINETEEN (19) WEST, IN POLK COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF SW1/4), 345.0 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST 264.0 FEET; THENCE DUE SOUTH 165.0

FEET; THENCE DUE WEST 264.0 FEET TO THE SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF SW1/4); THENCE NORTH ALONG SAID WEST LINE 165.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THE RIGHT-OF-WAY OF THE TOWN ROAD EXTENDING ALONG THE SAID WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF SW1/4);

AND

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF SW1/4), SECTION THIRTEEN (13), TOWNSHIP THIRTY-THREE (33) NORTH, RANGE NINETEEN (19) WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER THENCE SOUTH ALONG WEST LINE OF SAID SOUTHEAST QUARTER 510 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST 264.0 FEET; THENCE DUE SOUTH APPROXIMATELY 30 FEET TO THE BORDER OF PRIVATE ROAD AS IT IS PRESENTLY TRAVELLED; THENCE WEST ALONG NORTH BORDER OF SAID

ROAD 264.0 FEET TO THE WEST LINE OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF SW1/4); THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING; EXCEPTING THE RIGHT-OF-WAY OF THE TOWN ROAD EXTENDING ALONG SAID WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF SW1/4); BEING APPROXIMATELY 0.18 ACRES.

PROPERTY ADDRESS: 916 248th Street, Town of Osceola.

TAX KEY NO.: 042-01029-0000



Peter M. Johnson  
Sheriff of Polk County, WI

O'DESS AND ASSOCIATES, S.C.  
Attorneys for Plaintiff  
1414 Underwood Avenue, Suite 403  
Wauwatosa, WI 53213  
(414) 727-1591

**O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.**

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.

I hereby certify that on \_\_\_\_\_  
I served an exact copy of the within document on the  
following named persons at their last known address by  
mail pursuant to Sec. 801.14 (2), Wis. Stats.

O'DESS AND ASSOCIATES, S.C.

By: \_\_\_\_\_  
Persons Served: \_\_\_\_\_

Douglas A. Neidermire  
Lori A. Neidermire  
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Ally Grabowski