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STATE OF WISCONSIN : CIRCUIT COURT : POLK COUNTY

WELLS FARGO BANK, NATIONAL ASSOCIATION,

CASE NO.: 10-CV-690  
FORECLOSURE CASE CODE-30404

vs.

Plaintiff,

STUART B. UTGAARD and  
KIMBERLY J. UTGAARD,

Defendants.



NOTICE OF SHERIFF'S SALE

By virtue of a Judgment of Foreclosure made in the above entitled action on March 25, 2011, in the amount of \$2,109,637.60, I will sell at public auction in the front entrance of the Polk County Justice Center, 1005 West Main Street, City of Balsam Lake, County of Polk, State of Wisconsin on February 16, 2012, at 10:00 AM, all of the following described mortgaged premises, to wit:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWELVE (12), IN TOWNSHIP THIRTY-TWO (32) NORTH, RANGE EIGHTEEN (18) WEST, BEING IN THE TOWN OF ALDEN, POLK COUNTY, WISCONSIN, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE STAKE THAT LIES 234.0 FEET SOUTH 29°33' EAST OF A 4-INCH DIAMETER CONCRETE MONUMENT WHICH IS 66.0 FEET SOUTH OF A POINT ON THE NORTH LINE OF SAID SECTION 12 THAT IS 877.8 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 29°33' EAST A DISTANCE OF 92.0 FEET TO AN IRON PIPE STAKE; THENCE SOUTH 71°35' WEST A DISTANCE OF 204.4 FEET TO AN IRON PIPE STAKE ON THE SHORE OF PINE LAKE; THENCE NORTH 18°55' WEST A DISTANCE OF 90.0 FEET ALONG THE SHORE OF PINE LAKE TO AN IRON PIPE STAKE; THENCE NORTH 71°31' EAST A DISTANCE OF 187.3 FEET TO PLACE OF BEGINNING, TOGETHER WITH AN EASEMENT FOR AN ACCESS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PARCEL EXTENDING FROM THE EASTERLY SIDE OF SAID PARCEL TO THE TOWN ROAD AS NOW TRAVELED.

PARCEL 2:

LOTS SIX (6) AND SEVEN (7) OF CERTIFIED SURVEY MAP NO. 855, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR POLK COUNTY, WISCONSIN IN VOLUME 4 OF CERTIFIED SURVEY MAPS, PAGE 101, AS DOCUMENT NO. 407039.

ALL OF THE ABOVE-DESCRIBED REAL ESTATE IS LOCATED IN PART OF THE SOUTHEAST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION ONE (1), AND PART OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWELVE (12), IN TOWNSHIP THIRTY-TWO (32) NORTH, RANGE EIGHTEEN (18) WEST, POLK COUNTY, WISCONSIN.

ALSO INCLUDED IN THIS TRANSACTION ARE RIGHTS OF INGRESS AND EGRESS IN COMMON WITH OTHER OWNERS OF REAL ESTATE IN SAID AREA OVER THE EXISTING ROADWAY AS SHOWN ON THE ABOVE-DESCRIBED CERTIFIED SURVEY MAP, AND ALSO OVER THE EXISTING ROADWAY AS SHOWN IN CERTIFIED SURVEY MAP NO. 854, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR POLK COUNTY, WISCONSIN IN VOLUME 4 OF CERTIFIED SURVEY MAPS, PAGE 100, AS DOCUMENT NO. 407038.

EXCEPT PARCELS DESCRIBED IN VOLUME 443, PAGE 964, DOCUMENT NO. 410591 AND VOLUME 459, PAGE 260, DOCUMENT NO. 421189.

Tax Key No.: 002-01185-0000 (Parcel 1), 002-01210-0000 (Lot 6) and Part of 002-01212-0000 (Lot 7)

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 21<sup>st</sup> day of December 2011, at Balsam Lake, Wisconsin.



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Peter Johnson  
SHERIFF OF POLK COUNTY, WI

David Eskra  
KOHNER, MANN & KAILAS, S.C.  
Attorneys for Plaintiff  
4650 N. Port Washington Road  
Milwaukee, WI 53212  
PH: (414) 962-5110

The above property is located at 491C Lake View Lane,, Osceola, WI 54020.

**Pursuant to the Fair Debt Collection Practices 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.**