

ROYAL CREDIT UNION,

Plaintiff,

Case No. 11CV760

v.

Case Code: 30404

Foreclosure of Mortgage

THE ESTATE OF PAMELA D. FABIAN,  
c/o Special Administrator, Lawrence J. Kaiser,  
SIMON VOGEL,

Defendants.

**NOTICE OF SHERIFF'S SALE**

By virtue of a judgment of foreclosure and sale rendered in the above-entitled action on November 18, 2011, in the amount \$44,741.76 the undersigned Sheriff of Eau Claire County will sell at public auction at the front entrance of the Eau Claire County Courthouse in the City of Eau Claire, Wisconsin on the 21<sup>st</sup> day of February, 2012 at 11:00 a.m., the real estate and mortgage premises directed by the judgment to be sold and therein described as follows:

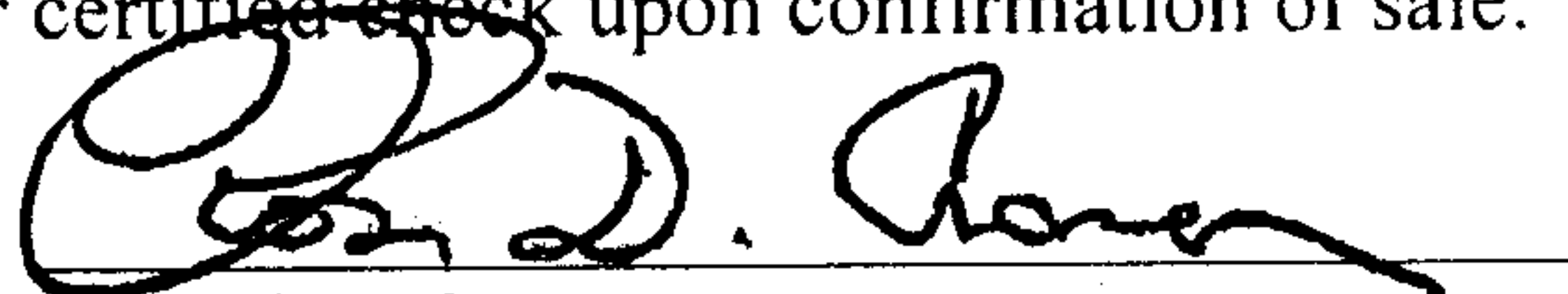
A TRACT OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 26 NORTH, RANGE 10 WEST, TOWN OF BRUNSWICK, EAU CLAIRE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE WHICH MARKS THE WEST 1/4 CORNER OF SAID SECTION 2, TOWNSHIP 26 NORTH, RANGE 10 WEST, AS RELOCATED FROM FIELD NOTES OF THE WISCONSIN HIGHWAY COMMISSION; THENCE SOUTH 89°55' EAST ON THE SOUTH LINE OF "OLD 85 & 37", 1383.8 FEET TO AN IRON PIPE; THENCE NORTH 89°46' EAST ON THE SOUTH LINE OF SAID "OLD 85 & 37", 830.45 FEET TO AN IRON PIPE WHICH IS THE POINT OF BEGINNING OF THE DESCRIPTION OF THE TRACT HEREIN CONVEYED; THENCE SOUTH 0°14' EAST, 417.4 FEET TO AN IRON PIPE; THENCE NORTH 89°46' EAST, 104.35 FEET TO AN IRON PIPE; THENCE NORTH 0°14' WEST, 417.4 FEET TO AN IRON PIPE ON THE SOUTH LINE OF SAID "OLD 85 & 37"; THENCE SOUTH 89°46' WEST: ON THE SAID SOUTH LINE OF "OLD ' 85 & 37", 104.35 FEET TO THE POINT OF BEGINNING, INCLUDING THEREWITH ANY EXISTING REVERSIONARY RIGHTS IN THE HIGHWAY NORTH OF AND ADJACENT TO THE ABOVE DESCRIBED TRACT.

PROPERTY ADDRESS: W3575 Service Road, Eau Claire, Wisconsin

THE TERMS OF SALE: Cash.

DOWN PAYMENT: A deposit of 10% of sale price to be deposited in cash or by certified check with the Sheriff at the time of sale; balance to be paid by cash or certified check upon confirmation of sale.

Dated this 28<sup>th</sup> day of November, 2011.

  
Ronald D. Cramer  
Eau Claire County Sheriff

Christine A. Gimber  
Weld, Riley, Prens & Ricci, S.C.  
P.O. Box 1030  
Eau Claire, WI 54702-1030  
(715) 839-7786  
Attorneys for Plaintiff

**THIS IS AN ATTEMPT TO COLLECT A DEBT.  
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

-SHERIFF'S DEPT.:

25 NOV 11 10: 58