

U.S. Bank Trust National Association, not in its individual capacity but
solely as owner Trustee for RCF 2 Acquisition Trust

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000119

Melissa Zagar a/k/a Melissa B. Zagar a/k/a Melissa Costa, individually and
as Trustee of the Melissa B. Zagar Revocable Trust dated September 1,
2016, John Doe Zagar and Jane Doe Zagar, and such other known or
unknown Trustees or Successor Trustee or know or unknown Beneficiaries
of the Melissa B. Zagar Revocable Trust dated September 1, 2016 and
Crown Asset Management, LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 13, 2023 in the amount of \$108,267.85 the Sheriff will
sell the described premises at public auction as follows:

TIME: October 19, 2023 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 clerk of courts requires any down payment in excess of \$20,000 must be provided to them via cashier's check. 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. **MINIMUM BIDDER QUALIFICATIONS:** No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: Courthouse Annex Addition, Main Public Entrance, 330 Court St, Eagle River, WI

DESCRIPTION:

A parcel of land in Lot Three (3) of the Plat of EAST SHORE ACRES, said Plat being a subdivision of part of Government Lots Four and Five and of the Northwest Quarter of the Southeast Quarter all in Section Thirty-six, Township Forty North, Range Six East, Arbor Vitae Township, Vilas County, Wisconsin, more particularly described as follows: Commencing at the Northeast corner of Government Lot 4, a one-sixteenth corner, marked by a concrete monument; thence S 37° 31' W, 123.9 feet to the Northeast corner of Lot 2 in the Plat of EAST SHORE ACRES, marked by a concrete monument; thence S 0° 31' E, 200.0 feet to the Northeast corner of Lot 3 in the Plat of EAST SHORE ACRES, marked by an iron pipe; thence N 87°00' W, 334.1 feet along the North line of said Lot 3 to the PLACE OF BEGINNING, marked by an iron pipe. Thence con nuing N 87° 00' 135.5 feet along the North line of said Lot 3 to an iron pipe; thence S 0° 31' E, 166.4 feet to an iron pipe on the South line of said Lot 3; thence S 85° 45' E, 100.0 feet along the South line of said Lot 3 to an iron pipe; thence N 11° 33' E, 170.2 feet to the Place of Beginning. Subject to an easement for telephone and electrical power lines. Subject to an easement 20 feet in width along the South line of said parcel for purposes of ingress and egress to parcels to the West. Together with the right for ingress and egress to Old U.S. Highway "51" over the easement road along the South line of said parcel.

PROPERTY ADDRESS: 10894 Birkenstock Rd Woodruff, WI 54568-9737

DATED: August 22, 2023

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt 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.

/SS: / 8/29/23