STATE OF WISCONSIN | CIRCUIT COURT | JUNEAU COUNTY

BANK OF MAUSTON,

Plaintiff,

vs.

RADE PETROVIC,
LAKE COUNTY EXCAVATING CO.,
MASINKA PETROVIC REVOCABLE
LIVING TRUST, MASINKA PETROVIC and
MIRJANA PETROVIC,

Defendants.

**NOTICE OF FORECLOSURE SALE**

Foreclosure of Mortgage 30404

Case No. 09-CV-226

Tax ID No. 29024TLY212; 29024TLY189.1;
29024TLY308; 29024TLY190;
29024TLY215; 29024TLY187;
29024TLY212.1; 29024TLY215.1;
29024TLY124.5; 29024TLY208

**PLEASE TAKE NOTICE** that by virtue of a Judgment of Foreclosure and Sale entered on **October 6, 2009** in the amount of **$507,553.50**, the Sheriff or his assignee will sell the described premises at public auction as follows:

**DATE AND TIME:** Tuesday, November 15, 2016 at 10:00 o'clock AM

**TERMS:** Pursuant to said judgment, 10% of the successful bid must be paid to the Clerk of Courts Office **at the time of the sale** in cash, cashier's check, money order, or certified funds, payable to the Clerk of Courts Office. **Personal checks cannot and will not be accepted.** The balance of the successful bid must be paid to the Clerk of Courts Office in cash, cashier's check, money order, 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", is not available for viewing, and subject to all liens, encumbrances, and unpaid real estate taxes.

**PLACE:** Juneau County Justice Center, 200 Oak Street, Mauston, Wisconsin

**DESCRIPTION:** See attached legal descriptions

**PROPERTY ADDRESS:** See attached addresses

**ATTORNEY INFORMATION:** Attorney Thomas J. Casey
Curran, Hollenbeck & Orton, S.C.
111 Oak Street, P.O. Box 140
Mauston, Wisconsin 53948-0140
(608) 847-7363

Dated this 18 day of October, 2016.

Brent H. Oleson

Brent Oleson, Sheriff of Juneau County

**Sales are subject to cancellation at any time without notice.**

**PARCEL ONE:** ALL OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼ NE¼) OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 5 EAST, LYING NORTHEASTERLY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN.

**PARCEL TWO:** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¼ NW¼) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼ SW¼) ALL IN SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE NW CORNER OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID NW¼ BEARING S 00-20-24 E, 1456.69 FEET, TO THE POINT OF BEGINNING, THENCE BEARING S 50-13-06 E, 786.82 FEET; THENCE BEARING S 00-20-24 E, 2044.68 FEET, TO THE FORTY LINE; THENCE ALONG SAID FORTY LINE BEARING N 89-13-00 W, 310.52 FEET, TO THE NORTHERLY RR R/W; THENCE ALONG SAID R/W BEARING N 89-13-00 W, 164.13 FEET; THENCE CONTINUED ALONG SAID R/W BEARING N 51-37-06 W, 162.85 FEET, TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE BEARING N 00° 29' 24" W, 1222.16 FEET TO THE W¼ CORNER OF SAID SECTION 13; THENCE ALONG SAID SECTION LINE BEARING N 00-20-24 W, 1226.87 FEET, TO THE POINT OF BEGINNING.

**PARCEL THREE:** THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) OF SECTION 14, T14N, R5E, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN; EXCEPTING THEREFROM THAT PORTION LYING WITHIN 100 FEET SOUTHWESTERLY OF AND AS MEASURED NORMAL TO THE FOLLOWING DESCRIBED REFERENCE LINE; BEGINNING AT A POINT ON THE EAST LINE 1248.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 14 AND EXTENDING THENCE SOUTH 50°14' EAST, 200 FEET.

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE¼SE¼) OF SECTION 14, T14N, R5E, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN, LYING NORTH OF THE CHICAGO, MILWAUKEE, ST PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY.

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) OF SECTION 13, T14N, R5E, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN, LYING NORTH OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT-OF-WAY.

EXCEPTING FROM THE ABOVE PARCELS OF LAND, THE FOLLOWING DESCRIBED PARCEL OF LAND CONVEYED AT VOLUME 543 OF RECORDS, PAGE 600, BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼NE¼) AND OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼NE¼) OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 5 EAST, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: THE SOUTH SIXTY-SIX (66) FEET OF THE FOLLOWING: COMMENCING AT THE NE CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID NE¼ BEARING S 00-20-24 E, 1370.38 FEET, TO THE SOUTHERLY R/W OF I 90-94, BEING THE POINT OF BEGINNING; THENCE CONTINUED ALONG SAID EAST LINE BEARING S 00-20-24 E, 86.31 FEET; THENCE BEARING N 50-13-06 W, 72.63 FEET; THENCE BEARING S 89-19-18 W, 2594.10 FEET, TO THE N-S ¼ LINE; THENCE ALONG SAID ¼ LINE BEARING N 00-27-12 W, 68 FEET, TO THE FORTY CORNER; THENCE ALONG THE FORTY LINES BEARING N 89-19-18E, 2615.82 FEET TO THE SAID R/W; THENCE ALONG SAID R/W BEARING S 50-13-06 E, 44.40 FEET, TO THE POINT OF BEGINNING.

**PARCEL FOUR:** THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S½ NW¼) LYING SOUTH OF I 90-94; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼ SW¼) OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST, JUNEAU COUNTY, WISCONSIN,

EXCEPTING THEREFROM ALL LANDS PRESENTLY USED FOR HIGHWAY PURPOSES AND FURTHER EXCEPTING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW¼ NW¼) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼ SW¼) ALL IN SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE NW CORNER OF SAID SECTION 13; THENCE ALONG THE WEST LINE OF SAID NW¼ BEARING S 00° 20' 24" E, 1456.69 FEET TO THE POINT OF BEGINNING, THENCE BEARING S 50° 13' 06" E, 786.82 FEET, THENCE BEARING S 00° 20' 24" E, 2044.68 FEET, TO FORTY LINE; THENCE ALONG SAID FORTY LINE BEARING N 89° 13' 00" W, 310.52 FEET, TO NORTHERLY RR R/W; THENCE ALONG SAID R/W BEARING N 89° 13' 00" W, 164.13 FEET; THENCE CONTINUED ALONG SAID R/W BEARING N 51° 37' 06" W, 162.85 FEET TO SECTION LINE; THENCE ALONG SAID SECTION LINE BEARING N 00° 29' 24" W, 1222.16 FEET TO THE W¼ CORNER OF SAID SECTION 13; THENCE ALONG THE SECTION LINE BEARING N 00° 20' 24" W, 1226.87 FEET TO THE POINT OF BEGINNING.

**PARCEL FIVE:** THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼ SE¼) LYING SOUTH AND WEST OF I 90-94 RIGHT-OF-WAY, IN SECTION 13, ALSO THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼ SW¼) LYING SOUTH AND WEST OF I 90-94 RIGHT-OF-WAY IN SECTION 13; ALSO THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW¼ SE¼) LYING SOUTH AND WEST OF I 90-94 RIGHT-OF-WAY; ALL OF SAID LANDS BEING IN SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST.

**PARCEL SIX:** THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE¼ SE¼) OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST; LYING SOUTHWESTERLY OF I 90-94 RIGHT-OF-WAY; ALSO THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼SW¼) OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST LYING NORTHEASTERLY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY.

**PARCEL SEVEN:** ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼ SW¼) LYING WEST OF THE RAILROAD, IN SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST, JUNEAU COUNTY, WISCONSIN.

**PARCEL EIGHT:** TOGETHER WITH AND SUBJECT TO A 33 FOOT ROADWAY EASEMENT, SUCH EASEMENT TO CONTINUE ONLY SO LONG AS USED FOR SUCH PURPOSES, UPON AND ACROSS THE FOLLOWING LOCATION IN THE COUNTY OF JUNEAU, STATE OF WISCONSIN, TO-WIT: THE NORTHEASTERLY 33 FEET OF THE SOO LINE RAILROAD COMPANY'S AND ASSIGN'S PROPERTY IN THE NE¼ NW¼, SECTION 24, TOWNSHIP 14 NORTH, RANGE 5 EAST, LYING NORTHWESTERLY OF THE GRANTOR'S ENGINEERING SURVEY STATION 6032+00, AS RECORDED IN VOLUME 366 OF RECORDS, PAGES 370-371.

**PARCEL NINE:** A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼ SW¼) OF SECTION 13, TOWNSHIP 14 NORTH, RANGE 5 EAST, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN, TO-WIT: COMMENCING AT THE NW CORNER OF SAID SECTION 13; THENCE ALONG THE SECTION LINE BEARING S 00-20-24 E, 3905.72 FEET, TO THE NORTHERLY RR R/W: THENCE ALONG SAID R/W BEARING S 51-37-06 E, 162.85 FEET, TO FORTY LINE; THENCE ALONG SAID FORTY LINE BEARING S 89-13-00 E, 474.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUED ALONG SAID FORTY LINE BEARING S 88-31-53 E, 709.69 FEET, TO THE FORTY CORNER; THENCE ALONG SAID FORTY LINE BEARING S 00-26-41 E, 798.13 FEET, TO SAID RR R/W; THENCE ALONG SAID R/W BEARING N 51-38-35 W, 910.73 FEET, THENCE BEARING N 00-20-24 W, 251.14 FEET TO THE POINT OF BEGINNING.

**PARCEL TEN:** A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼ NE¼) AND OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE¼ NE¼) IN SECTION 14, TOWNSHIP 14 NORTH, RANGE 5 EAST, TOWN OF LYNDON, JUNEAU COUNTY, WISCONSIN, TO-WIT: THE SOUTH SIXTY-SIX (66) FEET OF THE FOLLOWING: COMMENCING AT THE NE CORNER OF SAID SECTION 14; THENCE ALONG THE EAST LINE OF SAID NE¼ BEARING S 00-20-24 E, 1370.38 FEET TO THE SOUTHERLY R/W OF I 90-94, BEING THE POINT OF BEGINNING; THENCE CONTINUED ALONG SAID EAST LINE BEARING S 00-20-24 E, 86.31 FEET; THENCE BEARING N 50-13-06 W, 72.63 FEET; THENCE BEARING S 89-19-18 W, 2594.10 FEET TO N-S ¼ LINE; THENCE ALONG SAID ¼ LINE BEARING N 00-27-12 W, 68 FEET, TO FORTY CORNER; THENCE ALONG THE FORTY LINES BEARING N 89-19-18 E, 2615.82 FEET TO SAID R/W; THENCE ALONG SAID R/W BEARING S 50-13-06 E, 44.40 FEET TO THE POINT OF BEGINNING.

**N1440 US Highway 12 & 16, Lyndon Station, WI 53944**
**N1478 US Highway 12 & 16, Lyndon Station, WI 53944**
**Parcel Identification Nos. 29024 TLY 187, 189.1, 190, 212, 212.1, 215, 215.1, and 308**

Lot Two (2) of Juneau County Certified Survey Map No. 2697 recorded in Volume 10 of C.S.M. on Page 215 being a part of the North Half of the Northeast Quarter (N½ NE¼) of Section Fourteen (14), Township Fourteen (14) North, Range 5 East, Juneau County, Wisconsin.
**Koval Road and I 90/94**
**Parcel Identification No. 29024TLY208**

A portion of the Southwest (SW¼) of the Southeast Quarter (SE¼) lying and being South of I 90-94, Section Eleven (11), Township Fourteen (14) North, Range Five (5) East, Town of Lyndon, County of Juneau , Wisconsin.

**Koval Road and I 90/94**
**Parcel Identification No. 29024TLY124.5**