For Official Use

STATE OF WISCONSIN CIRCUIT COURT MANITOWOC COUNTY

U.S. Bank National Association,

Plaintiff,

vs. Case No. 2017CV000173

Caryn G. Gates; Holy Family Memorial, Inc.,

Defendants

NOTICE OF SHERIFF'S SALE

By virtue of a judgmnt of foreclosure made in the above-entitled action on March 16, 2018, in the amount of $182,385.65, I will sell at public auction in Room B22 of the Manitowoc County Courthouse, located at 1010 South Eighth Street, Manitowoc, WI 54220, on **October 16, 2018, at 9:30 a.m.**, all of the following described premises, to wit:

PARCEL I: Lot Three (3), Block One (1), according to the recorded Plat of Waldo West Subdivision, in the City of Manitowoc, Manitowoc County, Wisconsin. EXCEPTING THEREFROM the following described parcel which is part of said Lot 3: Beginning at the Northwest corner of Lot 1, of Block 1 of said Waldo West Subdivision; thence South 40 deg. 30 min. West, along the West line of said Block 1 a distance of 227.60 feet; thence South 54 deg. 00 min. West along said West line a distance of 8.60 feet; thence South 89 deg. 48 min. East a distance of 27.40 feet; thence North 00 deg. 39 min. West, a distance of 232.12 feet to the point of beginning. PARCEL II: A parcel of land in the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4), Section Twenty-four (24), Township Nineteen (19) North, Range Twenty-three (23) East, in the City of Manitowoc, Manitowoc County, Wisconsin, described as follows: Commencing at the Northwest corner of the NE 1/4 of the NW 1/4, Section 24, Township 19 North, Range 23 East; thence Southerly along the West line of the NE 1/4 of NW 1/4, a distance of 395 feet to the South line of Waldo Boulevard; thence South 89 deg. 48 min. East along the South line of Waldo Boulevard, 613.50 feet; thence South 04 deg. 30 min. West, a distance of 227.60 feet; thence South 54 deg. 00 min. West, a distance of 26.30 feet to the point of real beginning; thence North 89 deg. 48 min. West, a distance of 40 feet; thence South 00 deg. 12 min. West, a distance of 57.20 feet; thence North 82 deg. 49.15 min East a distance of 22.17 feet; thence North 18 deg. 30 min. East, a distance of 57.25 feet to the point of real beginning.

Tax Key No. 765-001-031
Address: 1036 West Crescent Drive, Manitowoc, WI 54220

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.
TERMS OF SALE:

1. At the time of sale: a downpayment (CASH or CASHIER's CHECK only) in an amount not less than 10% of the successful bid; and

2. No later than ten (10) days after the Court confirms the sale:
   a. The balance due on the sale;
   b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
   c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Manitowoc, Wisconsin, on Sept. 20, 2018

BASS & MOGLOWSKY, S.C.,
Attorneys for Plaintiff

Robert C. Hermann
Sheriff of Manitowoc County, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.