

STATE OF WISCONSIN

CIRCUIT COURT

MANITOWOC COUNTY

HSBC MORTGAGE SERVICES, INC., AS NOMINEE OF MERS

Plaintiff,

vs.

Case No. 10 CV 778

**KEITH A. NOVY,
BETH K. STRASSMAN,**

Defendants.

FORECLOSURE OF MORTGAGE 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$162,009.70 entered by the court on October 26, 2010, the undersigned Sheriff of Manitowoc County, Wisconsin, will sell the following described real estate.

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4), Section Eleven (11), Township Twenty (20) North, Range Twenty-two (22) East, Town of Franklin, Manitowoc County, Wisconsin described as follows:

The West 385 feet of the North 618.75 feet of said Southeast 1/4 of the Southwest 1/4, Section 11, Town of Franklin, EXCEPTING THEREFROM the West 33 feet thereof. Also a strip of land for ingress and egress, 30 feet in width, being 15 feet on each side and parallel to the following described centerline; commencing at a point on the South section line of said Section 11, 903.94 feet West of the South 1/4 corner of said Section 11; thence North 6 deg. 30 min. West 701 feet more or less along the center line of an existing driveway to the Southern line of the above described 5 acre tract. .5 acres in strip for ingress and egress.

Tax Key No. 5-011-012-001.01

Street Address: 12216 Polifka Rd, Whitelaw, WI 54247

Place of Sale: Center staircase on the 1st floor of the Manitowoc County Courthouse, 1010 S. Eighth St, Manitowoc, WI

Date & Time of Sale: May 3, 2011 at 9:30 a.m.

Terms of Sale:

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: March 16, 2011


Robert Herman, Sheriff

Manitowoc County

Law Offices of James E. Huismann, S.C.

Address: N14 W23777 Stone Ridge Drive, Suite 120

Waukesha, Wisconsin 53188

(262) 523-6400