

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 2

MANITOWOC COUNTY

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COMMUNITY FIRST CREDIT UNION,

Case No. 12 CV 524

Plaintiff,

v.

MICHAEL CARROLL, JR. and  
CARRIE R. CARROLL,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure made in the above entitled action on the 26<sup>th</sup> day of October, 2012, in the amount of \$71,718.66, the Sheriff will sell the described premises at public auction as follows:

**DESCRIPTION/PARCEL #:**

The West One Third (W 1/3) of Lots Numbered One (1) and Four (4) in Block Numbered Three Hundred Fifty-two (352) of the Original Plat in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

**PARCEL #:** 52-000-352-012.00

**ADDRESS:** 1309 Columbus Street, Manitowoc, Wisconsin

**DATE/TIME:**

December 11, 2012 at 9:30 a.m.

**PLACE:**

Manitowoc County Courthouse (first floor, near center staircase), 1010 S. 8<sup>th</sup> Street, Manitowoc, Wisconsin

**TERMS:**

1. 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 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 the 10% down payment is forfeited to the plaintiff.

2. The property is sold "as is" and subject to all liens and encumbrances.
3. Any purchaser, other than the plaintiff, is responsible for payment of any and all transfer fees / taxes, which amount shall be paid in addition to, and not out of the bid amount.



Robert C. Hermann, Sheriff  
Manitowoc County, Wisconsin

**VAN LIESHOUT LAW OFFICE**

Atty. James R. Phelan  
Attorney for Plaintiff  
122 E. Main Street  
P.O. Box 186  
Little Chute, WI 54140-0186  
(920) 788-0800

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Van Lieshout Law Office is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.