

SHIPBUILDERS CREDIT UNION

Plaintiff,

Case Classification/30404

- VS -

**THERESA A. DIEGEL
f/k/a THERESA A. BECKER
a/k/a THERESA BECKER DIEGEL**

AMENDED

**NOTICE OF
FORECLOSURE SALE**

VERNON E. DIEGEL, JR.

Defendants,

- and -

Case No. 11 CV 299

**COMMUNITY FIRST CREDIT UNION
UNIFUND CCR PARTNERS
HOLY FAMILY MEMORIAL, INC.
CAPITAL ONE BANK**

Involuntary Defendants.

PLEASE TAKE NOTICE that by virtue of an Judgment of Foreclosure entered on July 27, 2011, in the amount of \$104,803.93, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL

DATE AND TIME: January 31, 2012, at 9:30 a.m.

ADJOURNED

DATE AND TIME: March 13, 2012, at 9:30 a.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 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 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.

PLACE:

Manitowoc County Courthouse
First Floor, Center Staircase
1010 S. 8th St.
Manitowoc, WI 54220

DESCRIPTION:

A parcel of land in the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4), Section Thirteen (13), Township Twenty-one (21) North, Range Twenty-three (23) East, in the Town of Gibson, Manitowoc County, Wisconsin, described as follows:

Commence to measure at the Southeast corner of said NE 1/4 of SW 1/4; thence West along the South line thereof; 22 rods to the center of the East Twin River; thence North along the center of the said East Twin River, 10 rods to a point which is the real starting point; thence West 16 rods; thence North 5 rods; thence East 16 rods to the center of the East Twin River and thence South along the center of the said East Twin River, 5 rods to the place of beginning.

AND;

A parcel of property located in the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4), Section Thirteen (13), Township Twenty-one (21) North, Range Twenty-three (23) East, in the Town of Gibson, Manitowoc County, Wisconsin, described as follows:

Commencing at the Northeast corner of the SW 1/4 of Section 13, Township 21 North, Range 23 East; running thence South along the East quarter line a distance of 1348.2 feet; thence West 00 deg. a distance of 363 feet more or less to the Northeast corner of Tract A of Vol. 3 Certified Survey Maps, Page 157; thence continue West 00 deg. along the North line of said Tract A, 70.20 feet; thence North 22 deg. 31 min. East, a distance of 88.92 feet; thence North 08 deg. 18 min. 30 sec. East, a distance of 83.39 feet to the place of beginning of the land to be described; thence West 00 deg. a distance of 220.25 feet; thence South 09 deg. 54 min. 30 sec. West, a distance of 11 feet; thence East 00 deg. to the place of beginning.

PROPERTY ADDRESS: 15719 Becker Road, Mishicot, WI 54228

TAX PARCEL NUMBER: 6-013-009-004.00

DATED: February 2, 2012

Darrow & Dietrich, S.C.
Attorneys for the Plaintiff
State Bar No. 1005314
822 Niagara Avenue, P.O. Box 1001
Sheboygan, WI 53082-1001
920-451-6100

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1962), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose. If you have previously received a Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.

SHIPBUILDERS CREDIT UNION

Plaintiff,

Case Classification/30404

- vs -

THERESA A. DIEGEL
f/k/a **THERESA A. BECKER**
a/k/a **THERESA BECKER DIEGEL**

**AFFIDAVIT OF MAILING AND
E-MAIL TRANSMISSION**

VERNON E. DIEGEL, JR.

Defendants,

- and -

Case No. 11 CV 299

COMMUNITY FIRST CREDIT UNION
UNIFUND CCR PARTNERS
HOLY FAMILY MEMORIAL, INC.
CAPITAL ONE BANK

Involuntary Defendants.

STATE OF WISCONSIN)
) §.
SHEBOYGAN COUNTY)

The undersigned, being first duly sworn, says that a true copy of this document (Amended Notice of Foreclosure Sale) was served upon the hereinafter named person(s) by e-mail and/oror by enclosing same in a postpaid envelope(s) which bears the sender's name and return address and which was addressed to the hereinafter named person(s) at his last known proper post office and address and which was deposited in a United States Post Office depository in Sheboygan, Wisconsin, on this 2nd day of February 2012.

SHERIFF ROBERT C. HERMANN
Manitowoc County Sheriff's Department
1025 S. 9th St.
Manitowoc, WI 54220

HERALD TIMES REPORTER
Attention: Ann Servais
By e-mail: aservais@htrnews.com
902 Franklin St.
Manitowoc, WI 54220

THERESA A. DIEGEL
619 Ranchview Ct.
Mishicot, WI 54228

UNIFUND CCR PARTNERS
10625 Techwoods Circle
Cincinnati, OH 45242

VERNON E. DIEGEL, JR.
15719 Becker Road
Mishicot, WI 54228

HOLY FAMILY MEMORIAL, INC.
P.O. Box 2170
Manitowoc, WI 54221-2170

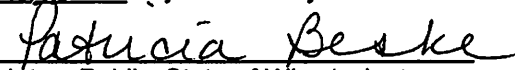
COMMUNITY FIRST CREDIT UNION
2626 S. Oneida Street
Appleton, WI 54915

CAPITAL ONE BANK
3033 Campus Dr., Ste. 250
c/o Messerli & Kramer P.A.
Plymouth, MN 55441

Subscribed and sworn to before me this
2nd day of February 2012.



Kari Haven



Notary Public, State of Wisconsin
My commission expires 4/22/12