

**SHIPBUILDERS CREDIT UNION**

Plaintiff,

- vs -

Case Classification/30404

**THERESA A. DIEGEL**

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

**a/k/a THERESA BECKER DIEGEL**

**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.

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**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:

**DATE AND TIME:**

January 31, 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:** November 1, 2011

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 1662), 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.**



STATE OF WISCONSIN :

CIRCUIT COURT  
BRANCH 3

: MANITOWOC COUNTY

**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 (Notice of Foreclosure Sale) was served upon the hereinafter named person(s) by e-mail or 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 2 day of November 2011.

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

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

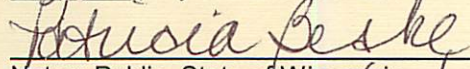
HOLY FAMILY MEMORIAL, INC.  
P.O. Box 2170  
Manitowoc, WI 54221-2170

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  
and day of November 2011

  
\_\_\_\_\_  
Kari Haven

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