STATE OF WISCONSIN : CIRCUIT COURT : MANITOWOC COUNTY

UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, CASE NO.: 14-CV-522 FORECLOSURE CASE CODE-30404

Plaintiff,

VS.

NOTICE OF SHERIFF'S SALE

DAWN C. LUTZE, et al.

Defendants,

By virtue of a Judgment of Foreclosure made in the above entitled action on 03/02/2015 in the amount of \$72,817.71 I will sell at public auction at the Near the center staircase on the 1st floor of the Manitowoc County Courthouse 1010 South 8th Street Manitowoc, WI 54220, City of Manitowoc, County of MANITOWOC, State of Wisconsin on 04/28/2015 at 9:30 AM all of the following described mortgaged premises, to wit:

Lot Eight (8), of Block Two (2), of Schuler's Sunnyslope Subdivision in the Village of Valders, Manitowoc County, Wisconsin.

The above property is located at: 307 Kennedy Street, Valders, WI 54245

Tax Key No.: 038 580 002 008 00

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale.

Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 20th day of March, 2015, at Manitowoc, Wisconsin.

/s/Robert C. Hermann Robert C. Hermann SHERIFF OF MANITOWOC COUNTY, WI

KOHNER, MANN & KAILAS, S.C. Attorneys for Plaintiff 4650 N. Port Washington Road Milwaukee, WI 53212 PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), 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.

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