

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 3

MANITOWOC COUNTY

SHORELINE CREDIT UNION

Case No. 16 CV 67

Plaintiff,

v.

FALLS PARTNERS, LLC, et al.,

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure made in the above entitled action on the 14th day of October, 2016, the Sheriff will sell the described premises at public auction as follows (Units 4632 and 4634 shall be sold together as Property #1; Units 4640 and 4642 shall be sold together as Property #2):

DESCRIPTION:

PROPERTY #1

Units 4632 and 4634 in Falls Ridge Condominiums No. 1, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Falls Ridge Condominiums No. 1", dated the 14th day of January, 2016 and recorded the 15th day of January, 2016 in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 2986, on Page 496, as Document No. 1164310 and by a Condominium Plat therefore; in the City of Manitowoc, Wisconsin.

Together with all appurtenant rights, title and interest, including (without limitation):

- a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
- b) the right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit.

c) Membership in the Falls Ridge Condominiums No. 1 Owner's Association, as provided for in the aforementioned Declaration and in any Article of Incorporation and/or Bylaws for such Owner's Association.

The above units formerly known as and laid out upon:

Lot Eight (8) in Block Twelve (12) of Royal Oaks Subdivision No. 4, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision. No. 4, in the City of Manitowoc, Manitowoc County, Wisconsin.

PARCEL #: 052-617-012-080.00

ADDRESS: 4632 & 4634 Ridge Court, Manitowoc, Wisconsin

PROPERTY #2

Units 4640 and 4642 in Falls Ridge Condominiums No. 2, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Falls Ridge Condominiums No. 2", dated the 14th day of January, 2016 and recorded the 15th day of January, 2016 in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 2986, on Page 517, as Document No. 1164311 and by a Condominium Plat therefore; in the City of Manitowoc, Wisconsin.

Together with all appurtenant rights, title and interest, including (without limitation):

- a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
- b) the right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit.
- c) Membership in the Falls Ridge Condominiums No. 2 Owner's Association, as provided for in the aforementioned Declaration and in any Article of Incorporation and/or Bylaws for such Owner's Association.

The above units formerly known as and laid out upon:

Lot Seven (7) in Block Twelve (12) of Royal Oaks Subdivision No. 4, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.

PARCEL #: Parcel No. 052-617-012-070.00

ADDRESS: 4640 & 4642 Ridge Court, Manitowoc, Wisconsin

DATE/TIME:

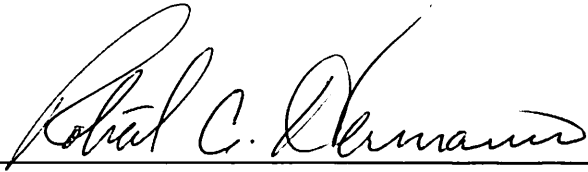
January 24, 2017 / 9:30 a.m.

PLACE:

Manitowoc County Courthouse, 1010 S. 8th 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
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Attorney for Plaintiff
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(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.