

TIAA, FSB d/b/a TIAA Bank

**Plaintiff**

vs.

**NOTICE OF SHERIFF'S SALE**

Case No. 19 CV 427

Edward J. Schultz et al.

**Defendant**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 27, 2019 in the amount of \$86,192.31 the Sheriff will sell the described premises at public auction as follows:

TIME: August 2, 2022 at 9:30 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- 2.) Sold "as is" and subject to all legal liens and encumbrances.
- 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Room B-18 of the Manitowoc County Courthouse, 1010 S. 8<sup>th</sup> Street, Manitowoc, WI 54220

DESCRIPTION: PARCEL 1: LOT NUMBERED ELEVEN (11) OF BLOCK NUMBERED SIXTEEN (16) IN THE VILLAGE OF MISHICOT, MANITOWOC COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT THEREOF; KNOWN AS THE ORIGINAL PLAT OF SAID VILLAGE OF MISHICOT. TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY LYING ADJACENT AND NORTH OF SAID LOT 11. EXCEPTING THEREFROM THE FOLLOWING:

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

1) THE WEST 3 FEET OF SAID LOT 11 AND THE WEST 3 FEET OF THE S1/2 OF ADJACENT VACATED ALLEY CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1146 OF RECORDS, PAGE 10, #761413

2) THE EAST .7 FEET OF THE NORTH 47.5 FEET OF SAID LOT 11 AND THE EAST .7 FEET OF THE S1/2 OF ADJACENT VACATED ALLEY CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1146 OF RECORDS, PAGE 11, #761414.

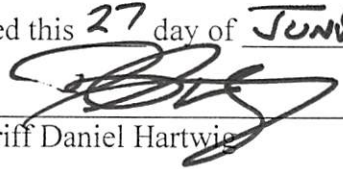
PARCEL 2: THE WEST 1.1 FEET OF THE SOUTH 63.5 FEET OF LOT NUMBERED TWELVE (12) OF BLOCK NUMBERED SIXTEEN (16) IN THE VILLAGE OF MISHICOT, MANITOWOC COUNTY, WISCONSIN, ACCORDING TO THE RECORDED PLAT THEREOF; KNOWN AS THE ORIGINAL PLAT OF SAID VILLAGE OF MISHICOT.

PROPERTY ADDRESS: 223 Randolph Street, Mishicot, WI 54228

TAX KEY NO.: 035-500-016-011.00

Phillip A. Norman, P.C.  
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Dated this 27 day of June, 2022.

  
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Sheriff Daniel Hartwig