

STATE OF WISCONSIN CIRCUIT COURT MANITOWOC COUNTY

BANK FIRST, N.A.

Plaintiff,

vs.

Case No. 21 CV 67

WENDY L. BIALEK

Defendant,

Case Code: 30404

and

PFEFFER FUNERAL HOME, LTD

and

DUKE CAPITAL, LLC

Added Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure entered in the above-entitled action on April 23, 2021, the Sheriff of Manitowoc County, Wisconsin, will sell at public auction at the Manitowoc County Courthouse, which is located at 1010 South 8th Street in the City of Manitowoc, County of Manitowoc, State of Wisconsin, in the basement conference room, Room B-18, on Tuesday, September 13, 2022, at 9:30 a.m. all of the following described premises, to wit:

All that certain piece or parcel of land in Government Lot One (1) in Section Numbered Twenty-four (24), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, bounded as follows, to-wit: On the East by the land heretofore conveyed to the Manitowoc Green Bay and Northern Railway Company for a

right-of-way; the deeds of which conveyance are recorded in Volume 87 of Deeds on page 63 and 72 in the Office of the Register of Deeds for Manitowoc County, Wisconsin; on the South by the centerline of the so-called Michigan Avenue (formerly known as Manitowoc Rapids and Clarks Mills Road); on the West and North by lands owned by the City of Manitowoc and which are described in a deed from Ferdinand Heyroth and wife to the City of Manitowoc and recorded in the Office of the Register of Deeds for Manitowoc County in Volume 77 of Deeds on page 124.

Tax Parcel Number of 052-824-101-040.00

This property is located at 2618 Michigan Avenue, Manitowoc, Wisconsin 54220, County of Manitowoc, State of Wisconsin.

Terms of sale: Cash. (Purchaser shall pay a ten percent cash down payment at the time of sale, balance shall be due within ten days of the sale being confirmed by the Court.) Please note purchaser shall be responsible for all real estate taxes and special assessments, delinquent and accrued, which relate to the subject property. Purchaser shall pay applicable Wisconsin real estate transfer tax from the proceeds of the sale.

Dated this 16 day of August, 2022.


Daniel Hartwig
Manitowoc County Sheriff

WEST & DUNN, LLC
ATTORNEY DAVID J. PAWLOWSKI
100 MARITIME DRIVE, SUITE 1D, PO BOX 636
MANITOWOC, WI 54221
EMAIL: DPAWLOWSKI@WESTDUNN.COM
TELEPHONE (920) 249-5550