

ASSOCIATED BANK, N.A.  
Plaintiff,

vs.

ESTATE OF CAROL J. NEUMAN  
Defendants.

Case No. 22-CV-308  
Hon. Robert Dewane  
Br. 3

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on November 23, 2022, in the amount of \$16,549.25, **WHICH IS SUBJECT TO THE BALANCE OWING ON THE FIRST MORTGAGE**, the Sheriff or his Designee will sell the described premises at public auction as follows:

**TIME:** March 21, 2023 at 9:30 a.m.

**PLACE:** in Room B-18 of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI 54221

**DESCRIPTION:** Tract Number 1 of a Certified Survey in the South ½ of the South ½ of the Southwest ¼ of Section 7, Township 19 North, Range 24 East, Town of Manitowoc, recorded in Volume 4 of Certified Survey Maps, Page 11, as Document No. 457283, Manitowoc County, Wisconsin, and more particularly described as follows:

Begin to measure from a point where the South Line of Section 7 intersects the West line of Nagle Avenue, which point is 903.2 feet East of the Southwest corner of said section; thence North 7 degrees 30 minutes East, along the West line of Nagle Avenue, a distance of 217.2 feet to the Point of Real Beginning; thence continuing North 7 degrees 30 minutes East, a distance of 262.0 feet, thence North 82 degrees 30 minutes West 166.45 feet; thence South 7 degrees 30 minutes West 262.0 feet, thence South 82 degrees 30 minutes East 166.45 feet to The Point of Real Beginning.  
Tax Key: 009-107-011-004.00

**PROPERTY ADDRESS:** 2026 Nagle Ave, Manitowoc, WI 54220

**TERMS:** Down payment required **at the time of Sheriff's Sale** in the amount of 10% of the successful bid by cash or certified check; balance of sale price due within ten business days of confirmation of sale by the Court, together with the applicable transfer fee and cost of recording the deed, all payable to the Clerk of Court of the above county. Property to be sold as a whole 'as is' and subject to the balance owing on the first mortgage, all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest .

Plaintiff's Attorney:  
Weld Riley, S.C.  
500 Third Street, Suite 800  
P.O. Box 479  
Wausau, WI 54402-0479  
(715) 852-1866

  
\_\_\_\_\_  
Sheriff Daniel Hartwig  
or Designee

(please print or type name)

Manitowoc County, Wisconsin