

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

MANITOWOC COUNTY

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER
TRUSTEE FOR LEGACY MORTGAGE ASSET
TRUST 2021-GS2
Plaintiff,

Case No. 2022CV000167

ESTATE OF KEITH A. NOVY, ET. AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 16, 2023, in the amount of \$213,498.70, the Sheriff of Manitowoc County will sell the described premises at public auction as follows:

DATE/TIME: November 14, 2023 at 09:30 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Manitowoc County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: in Room B-17 of the Manitowoc County Courthouse, 1010 S. 8th Street,
Manitowoc, WI 54220

PROPERTY LEGAL DESCRIPTION:

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4), Section Eleven (11), Township Twenty (20) North, Range Twenty-two (22) East, Town of Franklin, Manitowoc County, Wisconsin, described as follows: The West 385 feet of the North 618.75 feet of said Southeast 1/4 of the Southwest 1/4, Section 11, Town of Franklin, EXCEPTING THEREFROM the West 33 feet thereof. Also a strip of land for ingress and egress, 30 feet in width, being 15 feet on each

side and parallel to the following described centerline; commencing at a point on the South section line of said Section 11, 903.94 feet West of the South 1/4 corner of said Section 11; thence North 6 deg. 30 min. West 701 feet more or less along the center line of an existing driveway to the Southern line of the above described 5 acre tract. .5 acres in strip for ingress and egress.

TAX KEY NO.: 5-011-012-001.01

PROPERTY ADDRESS: 12216 POLIFKA ROAD, WHITELAW, WI 54247

Sara Schmeling
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Dated this 27 day of SEPT., 2023.



Manitowoc County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.