

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 2

MANITOWOC COUNTY

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WISCONSIN BANK & TRUST,

Plaintiff,

v.

PRECISION AUTOWORKS LLC,

NICHOLAS J. ORTH,

Defendants.

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Case No. 23 CV 396

#30404 – Foreclosure

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**NOTICE OF SHERIFF'S SALE**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered in the above-entitled action on the 15<sup>th</sup> day of February, 2024, and amended on the 3<sup>rd</sup> day of April, 2024, in the amount of **\$363,693.88**, the Sheriff will sell the described premises at public auction.

**PARCEL LEGAL DESCRIPTION:**

Lot Six (6) of Block One (1) of Clark's Subdivision in the City of Manitowoc, according to the Recorded Plat of said Subdivision, City of Manitowoc, Manitowoc County, Wisconsin.

**TAX PARCEL NO.:** 052-210-001-060.00 a/k/a 210001060

**PROPERTY ADDRESS:** 2904 Calumet Avenue, Manitowoc, WI 54220

**DATE/TIME:** May 14, 2024 / 9:30 a.m.

**PLACE:** Rotunda of the Manitowoc County Courthouse  
1010 S. 8<sup>th</sup> St, Manitowoc, WI 54220

**TERMS:**

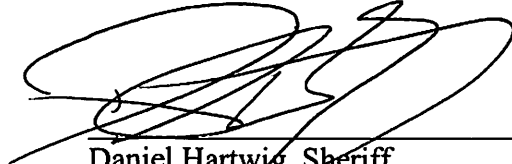
1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or

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.

Date: 4/11/2024

  
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Daniel Hartwig, Sheriff  
Manitowoc County, Wisconsin

VAN LIESHOUT LAW OFFICE  
Atty. David J. Van Lieshout  
Attorney for Plaintiff  
State Bar No. 1012641  
P.O. Box 186  
Little Chute, WI 54140-0186  
(920) 788-0800  
davevl@littlechutelaw.com

**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.**