
FANNIE MAE,

Plaintiff,

v.

Case No. 2023-CV-367

TERRACE AID PROPCO, LLC,
TERRACE AID OPCO, LLC,
BROOK GARDENS AID PROPCO, LLC,
BROOK GARDENS AID OPCO, LLC,
WISSOTA SPRINGS AID PROPCO, LLC,
WISSOTA SPRINGS AID OPCO, LLC,
RIVER WOOD AID PROPCO, LLC,
RIVER WOOD AID OPCO, LLC,
LAKE VIEW AID PROPCO, LLC,
LAKE VIEW AID OPCO, LLC,
MASTER TENANT (CMBS) AID OPCO, LLC, and
ENLIVANT AID (CMBS) MGMT LLC

Code Nos. 30404, 30303

Defendants.

**NOTICE OF FORECLOSURE SALE
(MANITOWOC COUNTY PROPERTY - RIVER WOOD FACILITY)**

PLEASE TAKE NOTICE that by virtue of a Judgment entered on January 12, 2024 in the above-captioned action, I will sell the properties described below at public auction as follows:

Time: July 9, 2024, at 9:30 o'clock a.m.

Place: Manitowoc Co. Courthouse, Rotunda
 1010 S. 8th St., Manitowoc, WI 54220

**Property
Address:** 950 S. Rapids Road, Manitowoc, WI 54220

**Amount
Owed:** As of September 1, 2023 - \$438,643,236.92

Terms of Sale:

1. Cash or other immediately available funds
2. Ten percent (10%) of the successful bid must be paid at the sale in cash, cashier's check, or certified funds payable to the Sheboygan County Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be

paid to the Sheboygan County Clerk of Courts in cash, cashier's check or certified funds within ten (10) days after the date of confirmation of the sale or else the ten percent (10%) down payment is forfeited.

3. Purchaser to pay all costs of sale including, but not limited to, real estate transfer fee, title insurance, and any recording fees.
4. The properties to be sold are described below. They are being sold in **AS IS WITH ALL FAULTS** condition, subject to any legal liens and encumbrances and any and all outstanding and accruing real estate taxes, personal property taxes, special assessments, penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of any title evidence. **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES. THERE IS NO IMPLIED WARRANTY OF MERCHANTABILITY NOR ANY IMPLIED WARRANTY OF FITNESS FOR ANY PURPOSE.**
5. **MINIMUM BID QUALIFICATIONS FOR BIDDERS.** This sale is governed by Wis. Stats. §846.155. No bidder other than a party in the foreclosure action or said party's agent, or an assignee of the plaintiff, may submit a bid at this sale unless the bidder meets all of the qualifications required under Wis. Stats. §846.155 at the time of the sale. No sale to a purchaser that is not a party in the foreclosure action, or said party's agent, or an assignee of the plaintiff, may be confirmed unless prior to confirmation of sale the purchaser submits to the court an affidavit confirming that the purchaser meets the minimum bidder requirements of Wis. Stats. §846.155.

PROPERTIES IN SALE

- A. Land, improvements, appurtenances, leases and rents as described in, or associated with, the following:

Real Property Legal Description:

Unit 1 in the Riverwood Estates Condominium(s) created by a "Declaration of Condominium" recorded on October 31, 2006, in the Office of the Register of Deeds for Manitowoc County, Wisconsin, Volume 2225, Page 294 as Document No. 1017708, and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Manitowoc, County of Manitowoc, Wisconsin.

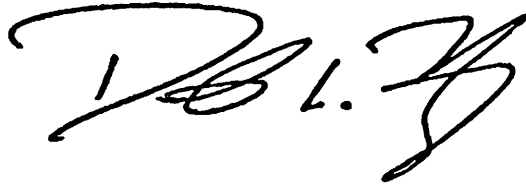
- B. **Personalty**, which includes:

- a) All of River Wood AID Propco, LLC's Goods, accounts, choses of action, chattel paper, documents, general intangibles (including software), payment intangibles, instruments, investment property, letter of credit rights,

supporting obligations, computer information, source codes, object codes, records and data, all deposit accounts and other property or assets of any kind or nature related to the Land or the Improvements, including operating agreements, surveys plans and specifications and contracts, and all other intangible property and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all governmental permits relating to any activities on the Land;

- b) "Goods" means all of River Wood AID Propco, LLC's present and hereafter acquired right, title and interest in all goods which are used now or in the future in connection with the ownership, management, or operation of the Land or the Improvements or are located on the Land or in the Improvements, including inventory; furniture; furnishings; machinery, equipment, engines, boilers, incinerators, and installed building materials; systems and equipment for the purpose of supplying or distributing; antennas, cable, wiring, and conduits used in prevention, or fire detection, or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures, screens, blinds, shades, curtains, and curtain rods; mirrors, cabinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants; swimming pools; exercise equipment; supplies; tools; books and records (whether in written or electronic form); websites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Land or the Improvements or are located on the Land or in the Improvements.
- C. All rights of River Wood AID Opco, LLC and Enlivant Aid (CMBS) Mgmt LLC in or under any license, other agreement, and any permit as to the property or facility, to the extent assignable under applicable law.
- D. All River Wood AID Opco, LLC's and Master Tenant (CMBS) Aid Opco, LLC's rights (but not liabilities) under all Accounts, Contracts, Leases, Personalty, Rents and Third Party payments arising out of or associated with the River Wood facility.

Dated: April 30, 2024.



DANIEL HARTWIG
Sheriff Daniel Hartwig
By: _____,
Sheriff's Designee
Manitowoc County, Wisconsin

Plaintiff's Attorneys:
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