

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

MANITOWOC COUNTY

UNION HOME MORTGAGE CORPORATION
Plaintiff,

Case No. 2023CV000437

vs.

SAMANTHA FERRARO A/K/A SAMANTHA
LYNN FERRARO, 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 April 22, 2024, in the amount of \$231,437.22, the Sheriff of Manitowoc County will sell the described premises at public auction as follows:

DATE/TIME: August 27, 2024 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:

Lot Thirteen (13) of Block Two (2) of Granger's Subdivision in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.

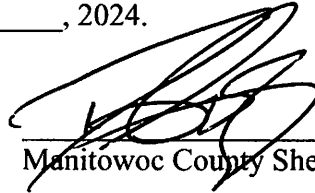
TAX KEY NO.: 310002130

PROPERTY ADDRESS: 1716 Philippen Street, Manitowoc, WI 54220

Stefanie Trinkl
Attorney for Plaintiff

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MLGWisconsin-ALL@mlg-defaultlaw.com

Dated this 1 day of Aug, 2024.

A handwritten signature in black ink, appearing to be 'J. J. ...', is written over a horizontal line.

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.