

Lakeview Loan Servicing, LLC

Plaintiff

vs.

NOTICE OF SHERIFF'S SALE
Case No. 24 CV 20

Joseph R. Niec, et al.

Defendant

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 17, 2024 in the amount of \$197,809.19 the Sheriff will sell the described premises at public auction as follows:

TIME: July 23, 2024 at 9:30 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- 2.) Sold "as is" and subject to all legal liens and encumbrances.
- 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Room B-18 of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI 54220

DESCRIPTION: TRACT ONE (1) OF VOLUME 5 CERTIFIED SURVEY MAPS, PAGE 223, AS DOCUMENT NO. 483759, IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 OF SW 1/4) OF SECTION FOUR (4), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY- FOUR (24) EAST, IN THE VILLAGE OF MISHICOT, MANITOWOC COUNTY, WISCONSIN.

EXCEPTING PARCEL TAKEN FOR HIGHWAY PURPOSES BY AWARD OF DAMAGES RECORDED IN VOLUME 530 RECORDS, PAGE 730, DOCUMENT NO. 497123.

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

PROPERTY ADDRESS: 606 S. Main Street, Mishicot, WI 54228

TAX KEY NO.: 035-004-010-021.01

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
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Brookfield, WI 53005
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Dated this 20 day of JUNE, 2024.



Sheriff Daniel Hartwig