

BMO Bank N.A.

Plaintiff,

Case No. 2024CV000171

v.

Tim Brickner a/k/a Tim A. Brickner, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 23, 2024 in the amount of \$61,260.39, I will sell at public auction, located in the rotunda of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI , on

January 14, 2025

At 9:30 AM, all of the following described premises, to wit:

PARCEL 1: TRACT NUMBERED 1.1 OF A CERTIFIED SURVEY MAP IN THE SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY (20) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE TOWN OF FRANKLIN, MANITOWOC COUNTY, STATE OF WISCONSIN, BEING A RESURVEY OF TRACT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS PAGE 181, AS DOCUMENT NO. 519110 AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR MANITOWOC COUNTY, WISCONSIN IN VOLUME 22 OF CERTIFIED SURVEY MAPS, PAGE 247, AS DOCUMENT NO. 923741.

PARCEL 2: ROADWAY EASEMENT FOR INGRESS AND EGRESS TO PARCEL 1 AS SHOWN ON CERTIFIED SURVEY MAP RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS, PAGE 181, AS DOCUMENT NO. 519110 AND ON CERTIFIED SURVEY MAP RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS, PAGE 247, AS DOCUMENT NO. 923741. AS CREATED IN AGREEMENT RECORDED IN VOLUME 573 OF RECORDS, PAGE 639, AS DOCUMENT NUMBER 519394, AND IN AMENDMENT RECORDED IN VOLUME 1083 OF RECORDS, PAGE 141, AS DOCUMENT NO. 737308.

Street Address: 4615 Hempton Lake Road, Whitelaw, WI 54247

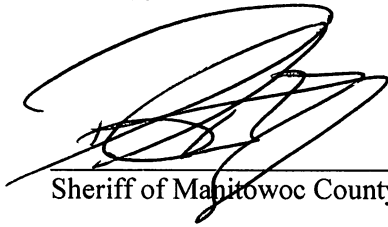
Tax Key No. 005-035-011-002.00

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications

as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on Nov 22, 2024



Sheriff of Manitowoc County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-00423

NOTE: This law firm is a debt collector.