

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 2

MANITOWOC COUNTY

COMMUNITY FIRST CREDIT UNION
P.O. Box 1487
Appleton, WI 54912-1487,

Plaintiff,

Case No. 24 CV 249
#30404 - Foreclosure

v.

PHILLIP KROWIORZ
a/k/a Phillip R. Krowiorz
854 N 13th St
Manitowoc, WI 54220-3225,

JANNEL GODERSKY
a/k/a Jannel R. Godersky
821 N 6th St
Manitowoc, WI 54220-3357,

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered in the above-entitled action filed on the 15th day of November 2024 in the amount of **\$77,140.11**, the Sheriff will sell the described premises at public auction. **THIS PROPERTY CANNOT BE DIVIDED INTO PARCELS.**

PARCEL LEGAL DESCRIPTION:

ADDRESS: 821 N 6th St, Manitowoc, WI 54220

The North 71 feet and 8 inches of Lot Twenty-six (26), Block One (1), of Manitowoc Real Estate Company's Subdivision No. 1, known as Lawndale in the City of Manitowoc, Manitowoc County, Wisconsin, according to the recorded Plat of said Subdivision.

PARCEL ID NO: 052-411-001-262.00

DATE/TIME: January 14, 2025 / 9:30 A.M.

PLACE: The Rotunda of the Manitowoc County Courthouse
1010 S 8th 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).

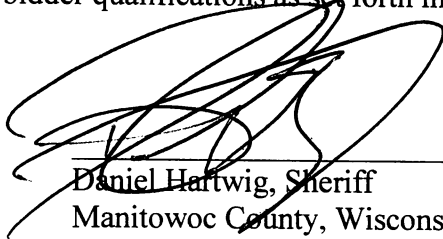
The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff.

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.

4. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. §846.155.

Date: 12/13/24



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.