

PennyMac Loan Services, LLC

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 24-CV-000425

Andrew M. Coshenet, Jane Doe Coshenet, American Express
National Bank and Manitowoc County Clerk of Circuit CourtDefendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 14, 2025 in the amount of \$141,104.53 the Sheriff will sell the described premises at public auction as follows:

TIME: June 24, 2025 at 9:30 a.m.

TERMS: Pursuant to said judgment, 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 else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: The Rotunda of the Manitowoc County Courthouse, 1010 S 8th St, Manitowoc, WI 54220

DESCRIPTION: A parcel of land in the Northeast Quarter of the Southeast Quarter (NE 1/4 of the SE 1/4) of Section 22, Township 21 North, Range 22 East, in the Village of Maribel, Manitowoc County, Wisconsin, described as follows: Commencing at a point 594 feet 7 inches directly West from the Northeast corner of the North half of the Southeast Quarter (N 1/2 of the SE 1/4), Section 22; thence due South 208.7 feet; thence due West 208.7 feet; thence due North 208.7 feet; thence due East 208.7 feet to the place of commencement, excepting therefrom the following: Parcel conveyed by Warranty Deed recorded in Volume 194 of Deeds, Page 142, Document Number 248678, being the East 81.5 feet thereof. Together with all appurtenant rights, title and interests.

PROPERTY ADDRESS: 10623 Belmar Ave Maribel, WI 54227-9566

DATED: April 14, 2025

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.