

STATE OF WISCONSIN

CIRCUIT COURT

MANITOWOC COUNTY

GITSIT Solutions, LLC, not in its individual capacity but  
solely in its capacity as Separate Trustee of GITSIT  
Mortgage Loan Trust BBPLC1

NOTICE OF FORECLOSURE SALE

Plaintiff,  
vs.

Case No. 25-CV-000052

The Estate of Arno H. Margenau a/k/a Arno H. Margenau  
Jr., Deceased and Kaat's Water Conditioning, Inc.

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 31, 2025 in the amount of \$313,850.28 the Sheriff will sell the described premises at public auction as follows:

TIME: July 22, 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: THE SOUTH 37 FEET OF LOT FIVE (5) AND THE NORTH 43 FEET OF LOT FOUR (4), BLOCK SEVEN (7), ACCORDING TO THE RECORDED PLAT OF FOREST PARK SUBDIVISION, IN THE CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN.

PROPERTY ADDRESS: 1409 Arden Ln Manitowoc, WI 54220-2516

DATED: April 30, 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](http://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.