

PennyMac Loan Services, LLC

Plaintiff,  
vs.

## NOTICE OF FORECLOSURE SALE

Case No. 24-CV-000214

Michael Thomas Stewart, UnitedOne Credit Union, Portfolio  
Recovery Associates, LLC and Duke Capital, LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 17, 2024 in the amount of \$224,048.66 the Sheriff will sell the described premises at public auction as follows:

TIME: June 10, 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: Tract Four (4), as filed in the Office of the Register of Deeds for Manitowoc County, on July 14, 1978, in Volume 8 Certified Survey Maps, Page 129, as Doc. No. 536229, being in the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), Section Sixteen (16), Township Twenty (20) North, Range Twenty-four (24) East, in the Town of Mishicot, Manitowoc County, Wisconsin. Excepting therefrom the parcel conveyed to the Town of Mishicot for Highway Purposes by a Quit Claim Deed Recorded in Vol. 607, Page 110 as Doc. No. 536957 and more particularly described as follows: Commencing at the Southeast corner of Section Number Sixteen (16), Township Number Twenty (20) North, Range Number Twenty-four (24) East, Manitowoc County, Wisconsin; thence S89° 36' W a distance of 327.89 feet to the centerline of North Sunset Drive; thence N 0° 06' 50" W a distance of 1318.29 feet along the centerline of said road; thence S89° 56' 20" W a distance of 330.50 feet along the centerline of said road to the point of real beginning; thence S89° 56' 20" W a distance of 404 feet; thence N 0° 27' 09" W a distance of 33 feet; thence N89° 56' 20" E a distance of 404.13 feet; thence S0° 13' 40" E a distance of 33 feet to the point of real beginning.

PROPERTY ADDRESS: 8530 N Sunset Dr Two Rivers, WI 54241-9200

DATED: March 27, 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.