

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH 1

MANITOWOC COUNTY

SUMMIT CREDIT UNION,

Plaintiff,

vs.

Case No. 24 CV 394
#30404 - Foreclosure

MAD CHOW LLC,

CHANCE'S LEGACY LLC,

VICTORIA A. HULETZ,

NEIL A. HULETZ,

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 18th day of March, 2025 in the amount of **\$402,168.76**, the Sheriff will sell the described premises at public auction. **THE TWO PARCELS SHALL BE SOLD SEPARATELY IN THE FOLLOWING ORDER:**

PARCEL ONE LEGAL DESCRIPTION:

PARCEL: 052-000-166-060.00

ADDRESS: 823 Buffalo Street, Manitowoc, Wisconsin 54220-4615

All of Lot Numbered Six (6);

Also the West 9.58 feet of the South 53.98 feet of Lot Numbered Five (5);

ALL IN Block Numbered One Hundred Sixty-six (166) in the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

EXCEPTING THEREFROM the East 2.2 feet of the North 56.45 feet of said Lot 6.

TOGETHER WITH an easement over said East 2.2 feet of the North 56.45 feet of said Lot 6 for use as a driveway which is shared in common with others.

PARCEL TWO LEGAL DESCRIPTION:

PARCEL: 018 129 011 003 01 (P1) 018 129 011 004 00(P2)

ADDRESS: 6019 CTH B, Manitowoc, Wisconsin 54220

PARCEL 1;

Tract "A2" of a Certified Survey in the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), Township Twenty (20) North, Range Twenty-four (24) East, as recorded in Volume 3 of Certified Survey Maps, Page 105, Document No. 439985. Excepting that portion conveyed for highway purposes in Document No. 776883.

PARCEL 2:

Tract "B" of a Certified Survey in the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Twenty-nine (29), Township Twenty (20) North, Range Twenty-four (24) East, as recorded in Volume 1 of Certified Survey Maps, Page 429, Document No. 409482. Excepting that portion conveyed for highway purposes in Document No. 776883.

DATE/TIME: September 23, 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:

8/14/25



Daniel Hartwig, Sheriff
Manitowoc County, Wisconsin

VAN LIESHOUT LAW OFFICE
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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.