

U.S. Bank National Association

Plaintiff,

Case No. 2025CV000160

v.

Eric W. Gnad, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 14, 2025 in the amount of \$151,083.72, I will sell at public auction, located in the rotunda of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI , on

October 28, 2025

At 9:30 AM, all of the following described premises, to wit:

A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CLEVELAND, MANITOWOC COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 23 EAST, THENCE DUE WEST A DISTANCE OF 694.50 FEET; THENCE NORTH 0°-50' WEST A DISTANCE OF 407.10 FEET; THENCE SOUTH 89°- 10' WEST A DISTANCE OF 148.68 FEET; THENCE NORTH 0°-50' WEST A DISTANCE OF 50 FEET TO THE POINT OF REAL BEGINNING; THENCE NORTH 0°-50' WEST A DISTANCE OF 201.70 FEET; THENCE NORTH 89°-10' EAST A DISTANCE OF 184.50 FEET; THENCE SOUTH 0°-50' EAST A DISTANCE OF 197.50 FEET; THENCE SOUTH 89°-10' WEST A DISTANCE OF 184.50 FEET; TO THE POINT OF BEGINNING.

Street Address: 1430 Marshall Avenue, Cleveland, WI 53015

Tax Key No. 031-028-007-002.08

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Manitowoc County Office of the Sheriff (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Dan Hartwig
Sheriff of Manitowoc County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-00350

NOTE: This law firm is a debt collector.