

SHIPBUILDERS CREDIT UNION,

Plaintiff,

vs.

Case No. 11 CV 68

KEVIN R. RAHMLOW,

Case Code: 30404

and

ELIZABETH M. RAHMLOW,

Defendants,

and

CAPITAL ONE BANK,

and

VALDERS COOPERATIVE,

and

MANITOWOC COUNTY CHILD SUPPORT AGENCY,

Added Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered in the above-entitled action on the 15th day of March, 2011, the Sheriff of Manitowoc County, Wisconsin, will sell the below-described parcels of land at public auction at the Manitowoc County Courthouse, which is situated at 1010 South Eighth Street in the City

of Manitowoc, County of Manitowoc, State of Wisconsin, on the 20th day of September, 2011, at 9:30 a.m.

The subject parcels of real estate which are the subject matter of this action are so situated that they can be offered for sale as separate parcels and as a whole and the Sheriff's sale in this matter shall bring the highest possible price for the subject parcels of real estate by offering the same as separate parcels and as a whole, with the highest total sale price prevailing by comparing the cumulative total bid price for sales 1 and 2 to the bid price for sale 3 concerning the following described parcels to wit:

Sale Number 1 – Tax Parcel Number 013-016-013-007.00:

The West 150 feet of the North 604.89 feet of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Numbered Sixteen (16), Township Numbered Twenty (20) North, Range Numbered Twenty-four (24) East, in the Town of Mishicot, Manitowoc County, Wisconsin.

Tax Parcel Number: 013-016-013-007.00

Property is a vacant lot located in the Town of Mishicot, Wisconsin 54228

Sale Number 2 – Tax Parcel Number 013-016-014-001.00:

A parcel of land in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Numbered Sixteen (16), Township Numbered Twenty (20) North, Range Numbered Twenty-four (24) East, in the Town of Mishicot, Manitowoc County, Wisconsin, described as follows: Commencing at the Southwest corner of said NW1/4 SE1/4; thence North 936 feet to the point of beginning; thence East 792 feet; thence South 606 feet; thence East to the East line of said NW1/4 SE1/4; thence North to the Northeast corner; thence West to the Northwest corner; thence South to the point of beginning.

Together with easement for ingress and egress recorded in Volume 720 of Records on page 741 as Document No. 592586.

Tax Parcel Number: 013-016-014-001.00

Property is a vacant lot located in the Town of Mishicot, Wisconsin 54228

Sale Number 3 – Sale as a Whole:

The West 150 feet of the North 604.89 feet of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Numbered Sixteen (16), Township Numbered Twenty (20) North, Range Numbered Twenty-four (24) East, in the Town of Mishicot, Manitowoc County, Wisconsin.

AND ALSO

A parcel of land in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Numbered Sixteen (16), Township Numbered Twenty (20) North, Range Numbered Twenty-four (24) East, in the Town of Mishicot, Manitowoc County, Wisconsin, described as follows: Commencing at the Southwest corner of said NW1/4 SE1/4; thence North 936 feet to the point of beginning; thence East 792 feet; thence South 606 feet; thence East to the East line of said NW1/4 SE1/4; thence North to the Northeast corner; thence West to the Northwest corner; thence South to the point of beginning.

Together with easement for ingress and egress recorded in Volume 720 of Records on page 741 as Document No. 592586.

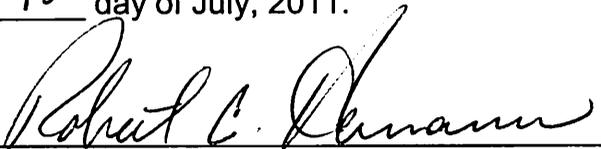
Tax Parcel Numbers: 013-016-013-007.00 and 013-016-014-001.00

Terms of sale: Cash. (Purchaser shall pay a ten percent cash down payment at the time of sale, balance shall be due within ten days of sale being confirmed by the Court.) Please note purchaser shall be responsible for all real estate taxes and special assessments, delinquent and accrued, which relate to the subject property.

Be advised that all successful bids in sales 1, 2, and 3 are contingent. In the event that the total cumulative successful bid amount for sales 1 and 2 is not equal to or

greater than the successful bid amount for sale 3 or, in the event that the cumulative successful bid amount for sales 1 and 2 is equal to or greater than the successful bid amount for sale 3 but either of the sales 1 or 2 are not confirmed by the Court, both sales 1 and 2 will be null and void and sale 3 will be accepted and proceed to confirmation by the Court.

Dated at Manitowoc, Wisconsin, this 13th day of July, 2011.



Robert C. Hermann
Manitowoc County Sheriff

SALUTZ & SALUTZ LLP
Attorneys for Plaintiff
By: David J. Pawlowski
823 Marshall Street
P.O. Box 187
Manitowoc, WI 54221-0187
(920) 682-4644