

INVESTORS COMMUNITY BANK,

Plaintiff,

vs.

Case No. 11 CV 81

RANDALL E. REIMANN,
SHARON L. REIMANN,
SPINDRIFT FIBERS, INC.,
RICHARD J. RAMMINGER,

Case Code: 30404

Defendants,

and

COMMUNITY FIRST CREDIT UNION,
CITIBANK (SOUTH DAKOTA) NA,
INTERNAL REVENUE SERVICE-SBE,
U.S. ATTORNEYS OFFICE,

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 7th day of September, 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 8th Street in the City of Manitowoc, County of Manitowoc, State of Wisconsin, on the 18th day of September, 2012, 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 – Commonly known as 6134 Nagel Road, Valders, Wisconsin 54245, Tax Parcel Number 008-014-012-001.00:

That part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Numbered Fourteen (14), Township Numbered

Eighteen (18) North, Range Numbered Twenty-two (22) East, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) (point of real beginning), thence North along the section line a distance of 732 feet, thence West in a straight line parallel to North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) a distance of 820.0 feet; thence Southwesterly in a straight line to a point 850 feet West from the point of beginning along the southern section line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), thence East along the same line 850 feet to a point of real beginning, containing approximately 14.18 acres, more or less.

Subject to highways, easements and rights-of-way of record.

Tax Parcel Number: 008-014-012-001.00

This property located at 6134 Nagel Road, Valders, Wisconsin 54245.

Sale Number 2 – Commonly known as Nagel Road, Valders, Wisconsin 54245, Tax Parcel Numbers 008-014-011-000.00 and 008-014-012-000.00:

The South One-half (S1/2) of the Southwest Quarter (SW1/4) of Section Numbered Fourteen (14), Township Numbered Eighteen (18) North, Range Numbered Twenty-two (22) East, located in the Town of Liberty, Manitowoc County, Wisconsin.

EXCEPTING THEREFROM lands released for highway purposes as described in Volume 510 of Records, Page 587, as Document No. 485766.

ALSO EXCEPTING THEREFROM That part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Numbered Fourteen (14), Township Numbered Eighteen (18) North, Range Numbered Twenty-two (22) East, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) (point of real beginning), thence North along the section line a distance of 732 feet, thence West in a straight line parallel to North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) a distance of 820.0 feet; thence Southwesterly in a straight line to a point 850 feet West from the point of beginning along the southern section line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), thence East along the same line 850 feet to a point of real beginning, containing approximately 14.18 acres, more or less as described in Volume 1052 of Records, Page 513, as Document No. 726369.

Subject to highways, easements and rights-of-way of record.

Tax Parcel Numbers: 008-014-011-000.00 and 008-014-012-000.00

This property located at Nagel Road, Valders, Wisconsin 54245.

Sale Number 3 – Sale as a Whole:

That part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Numbered Fourteen (14), Township Numbered Eighteen (18) North, Range Numbered Twenty-two (22) East, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) (point of real beginning), thence North along the section line a distance of 732 feet, thence West in a straight line parallel to North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) a distance of 820.0 feet; thence Southwesterly in a straight line to a point 850 feet West from the point of beginning along the southern section line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), thence East along the same line 850 feet to a point of real beginning, containing approximately 14.18 acres, more or less.

Subject to highways, easements and rights-of-way of record.

AND ALSO

The South One-half (S1/2) of the Southwest Quarter (SW1/4) of Section Numbered Fourteen (14), Township Numbered Eighteen (18) North, Range Numbered Twenty-two (22) East, located in the Town of Liberty, Manitowoc County, Wisconsin.

EXCEPTING THEREFROM lands released for highway purposes as described in Volume 510 of Records, Page 587, as Document No. 485766.

ALSO EXCEPTING THEREFROM That part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Numbered Fourteen (14), Township Numbered Eighteen (18) North, Range Numbered Twenty-two (22) East, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) (point of real beginning), thence North along the section line a distance of 732 feet, thence West in a straight line parallel to North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) a distance of 820.0 feet; thence Southwesterly in a straight line to a point 850 feet West from the point of beginning along the southern section line

of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), thence East along the same line 850 feet to a point of real beginning, containing approximately 14.18 acres, more or less as described in Volume 1052 of Records, Page 513, as Document No. 726369.

Subject to highways, easements and rights-of-way of record.

Tax Parcel Numbers: 008-014-012-001.00, 008-014-011-000.00, and 008-014-012-000.00

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. Purchaser shall pay applicable Wisconsin real estate transfer tax from the proceeds of the sale.

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 7 day of August, 2012.



Robert C. Hermann
Manitowoc County Sheriff

Gregg Schetter Undersheriff

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