
Seneca Mortgage Servicing, LLC

Plaintiff

Case No: 14 CV 305

vs

JUSTIN CRAFT, et al.

NOTICE OF SHERIFF'S SALE

Defendant(s)

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 13, 2014 in the amount of \$66,301.12 the Sheriff will sell the described premises at public auction as follows:

TIME: February 17, 2015 at 09:30 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

PLACE: in the main lobby of Manitowoc County Courthouse located at 1010 S Eighth Street, Manitowoc, Wisconsin

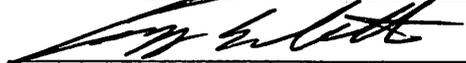
DESCRIPTION: That part of Lot 8 of the Subdivision of the East ½ of the Northwest ¼ of Section 13, Township 19 North, Range 23 East, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the recorded plat of said Subdivision, described as follows: Beginning at a point on the Northern boundary of Lot 7 of said Subdivision where the Easterly or Northeasterly boundary of the roadway of the R.R. Co. intersects same and running Southeasterly on a course of Northern boundary of said Lot 7 to a point on the Northern boundary of Lot 8 of said Subdivision equal distance from the Northeast and the Northwest corner of Lot 8, the point thus reached is the real starting point; thence continue along the Easterly or Northeasterly boundary line of said Lot 8, 135 feet; thence Southwesterly at right angles with the Northern boundary line of Lot 8 to the Easterly or Northeasterly boundary line of R.R. Co. roadway; thence in a Northwesterly direction along the Easterly or Northeasterly boundary line of the roadway of said R.R. Co. to the Southeasterly corner of land previously owned by Ferdinand Engelbrecht (being the Southeast corner of Tract 1 of a Certified Survey recorded in Volume 4 of Certified Survey Maps, page 73, as Document No. 458816); thence in a Northeast direction along Easterly or Southeasterly boundary line of said Engelbrecht property (also being the Southeasterly line of said Tract 1) to the real starting point. EXCEPTING portion conveyed for street purposes by Warranty Deed recorded in Volume 1317 of Records, page 470, #819790.

PROPERTY ADDRESS: 3507 Menasha Avenue, Manitowoc, WI 54220

TAX KEY NO.: 052-719-008-030.00

Amy J. Smith
J Peterman Legal Group Ltd.
State Bar No. 1095174
165 Bishops Way, Suite 100
Brookfield, WI 53005
262-790-5719

Dated this 30 day of December, 2014



Sheriff Robert C. Hermann
Manitowoc County Sheriff

Greg Scheffer, Under Sheriff

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.