

CITIMORTGAGE, INC.  
successor by merger to ABN AMRO Mortgage Group, Inc.

Plaintiff,

vs.

Case No. 13-CV-0477  
Code No. 30404  
Foreclosure of Mortgage  
Dollar Amount Greater Than \$5,000.00

CARL L. WARDMAN and AMALIE WARDMAN,  
husband and wife

Defendants.

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NOTICE OF FORECLOSURE SALE

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 24, 2013, in the amount of \$142,291.71, the Sheriff will sell the described premises at public auction as follows:

TIME: April 29, 2014, at 9:30 o'clock a.m.

- TERMS:
1. 10% down in cash or certified funds 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. Buyer to pay applicable Wisconsin Real Estate Transfer Tax.

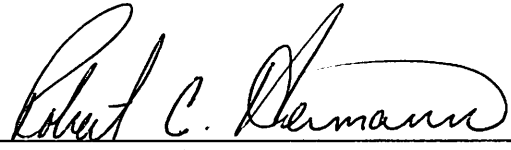
PLACE: Central Lobby of the Manitowoc County Courthouse, located at 1010 South 8th Street, Manitowoc, Wisconsin.

DESCRIPTION: A parcel of land in the SE 1/4 of the SW 1/4 of Section 12, Township 19 North, Range 23 East, in the City of Manitowoc, Manitowoc County, Wisconsin, and being more particularly described as follows:  
Commencing at the SE corner of said SE 1/4 of SW 1/4; thence due North along the Quarter line 900 feet, to the place of beginning; thence continue North 100 feet and thence West and parallel to the South line of

said Section 12, a distance of 435.6 feet; thence South and parallel to the East line a distance of 100 feet; thence East a distance of 435.6 feet to the point to beginning. Excepting therefrom parcel conveyed to the City of Manitowoc by Warranty Deed recorded in Volume 2038 of Records, page 351 #978862.

PROPERTY ADDRESS: 2406 Herman Road, City of Manitowoc.

TAX KEY NO.: 052-812-304-210.00

  
Robert C. Hermann  
Sheriff of Manitowoc County, WI

O'DESS AND ASSOCIATES, S.C.  
Attorneys for Plaintiff  
1414 Underwood Avenue, Suite 403  
Wauwatosa, WI 53213  
(414) 727-1591

**O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.**

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.

I hereby certify that I served an exact copy of the within document on the following named persons at their last known address by mail pursuant to Sec. 800.11(2), Wis. Stats.

3/6/14

By \_\_\_\_\_  
Persons Served:

