

STATE OF WISCONSIN : CIRCUIT COURT : MANITOWOC COUNTY

U.S. BANK NATIONAL ASSOCIATION,

CASE NO.: 13-CV-96

FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

JAMES P. FARRELL, and
KARI A. FARRELL, et. al

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 7/11/2013, in the amount of \$336,395.57, I will sell at public auction at the Near the center staircase on the 1st floor of the Manitowoc County Courthouse 1010 South 8th Street Manitowoc, WI 54220, City of Manitowoc, County of Manitowoc, State of Wisconsin on 10/22/2013, at 9:30 AM all of the following described mortgaged premises, to wit:

Tract 3A of a Certified Survey in the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Twenty-five (25), Township Twenty (20) North, Range Twenty-four (24) East, in the City of Two Rivers, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 15 of Certified Survey Maps, Page 351, #762065.

AND ALSO:

Lot Three (3) of Block Two (2) of Fairview Subdivision in the City of Two Rivers, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision, Excepting Therefrom the following described portion of said Lot Three (3); Commencing at the Southern most corner of said Lot Three (3), being the point of beginning; thence North 24° 52' 30" West along the Southwesterly line of said Lot Three (3), 57.03 feet; thence South 74° 11' 34" East, 48.31 feet to the Southeasterly line of said Lot Three (3); thence South 30° 14' 27" West along said Southeasterly line, 44.66 feet to the point of beginning.

The above property is located at: 3911 Golfview Drive, Two Rivers, WI 54241

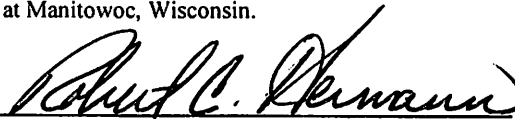
Tax Key No.: 053 316 002 030

TERMS OF SALE: Cash

DOWN PAYMENT: 10% of amount bid by cash or cashier's check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 24th day of SEPT., 2013, at Manitowoc, Wisconsin.


Robert C Hermann
SHERIFF OF MANITOWOC COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.