

INVESTORS COMMUNITY BANK,

Plaintiff,

vs.

Case No. 10 CV 892

BRUCE P. SMITH,  
JOAN T. SMITH,  
BRUCE SMITH INVESTMENTS, LLC,  
AMERICAN CARPET CENTER, INC.,

Case Code: 30404

Defendants,

and

WASHINGTON MUTUAL BANK, FA,  
ALLEN L. FAGER,  
SANDRA M. FAGER,  
SHIPBUILDERS CREDIT UNION,  
INTERNAL REVENUE SERVICE-SBE,  
U.S. ATTORNEYS OFFICE,  
JOHN DOE and JANE DOE, tenants,

Added Defendants.

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**NOTICE OF SHERIFF'S SALE**

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**PLEASE TAKE NOTICE** that by virtue of a judgment of foreclosure entered in the above-entitled action on the 10th day of November, 2011, the Sheriff of Manitowoc County, Wisconsin, will sell 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 22nd day of January, 2013, at 9:30 a.m. all of the following described premises, to wit:

A tract of land being a Certified Survey in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and in Lot Numbered Seven (7) of the Subdivision of the West One-half (W1/2) of the Northeast Quarter (NE1/4), all in Section Numbered Thirteen (13), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, in the City of Manitowoc, Manitowoc County, Wisconsin as recorded in the office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 7 of Certified Survey

Maps, Page 173, as Document Number 518895; EXCEPTING THEREFROM the West 71.3 feet thereof.

AND ALSO

A parcel of land in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Numbered Thirteen (13), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, in the City of Manitowoc, Manitowoc County, Wisconsin, described as follows:

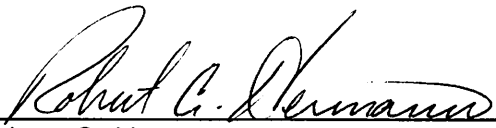
Commencing at the intersection of the West line of the SE1/4 NE1/4 of said Section 13, and the South line of Menasha Avenue, being the point of beginning, thence S. 62°48'15"E. along said South line of Menasha Avenue a distance of 53.27 feet to the proposed new West line of North 30<sup>th</sup> Street, thence S. 27°11'45" W. along said new West line a distance of 31.00 feet to the beginning of a 308.19 foot radius curve to the left, thence Southwesterly along the arc of said curve (chord S. 17°14'25.5" W. 106.56 feet) a distance of 107.09 feet, thence N. 89°49'49" W. a distance of 2.32 feet to said West line of the SE1/4 NE1/4, thence N. 00°15'30" E. along said West line a distance of 153.69 feet to the point of beginning.

Tax Parcel Number: 052-718-007-010.00

This property is located at 3001 Menasha Avenue, Manitowoc, Wisconsin 54220.

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.

Dated at Manitowoc, Wisconsin, this 27<sup>th</sup> day of November, 2012.

  
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Robert C. Hermann  
Manitowoc County Sheriff

SALUTZ & SALUTZ LLP  
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