

STATE OF WISCONSIN

CIRCUIT COURT  
BRANCH 2

MANITOWOC COUNTY

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COMMUNITY FIRST CREDIT UNION,

Case No. 16 CV 404

Plaintiff,

v.

ADAM P. NOVAK, and  
COREY GIVENS-NOVAK,

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 made in the above entitled action on the 11<sup>th</sup> day of January, 2017, the Sheriff will sell the described premises at public auction as follows:

**DESCRIPTION:**

Lot 6, Resubdivision of Lot 29 of Assessment Plat No. 3, according to the Recorded Plat thereof, City of Two Rivers, Manitowoc County, Wisconsin.

**PARCEL #:** 53-154-003-060-5

**ADDRESS:** 2122 Roosevelt Avenue, Two Rivers

**DATE/TIME:**

February 21, 2017 / 9:30 a.m.

**PLACE:**

Manitowoc County Courthouse, 1010 S. 8<sup>th</sup> Street, Manitowoc, Wisconsin

**TERMS:**

1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff.
2. The property is sold "as is" and subject to all liens and encumbrances.
3. Any purchaser, other than the plaintiff, is responsible for payment of any and all transfer fees / taxes, which amount shall be paid in addition to, and not out of the bid amount.

  
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Robert C. Hermann, Sheriff  
Manitowoc County, Wisconsin

VAN LIESHOUT LAW OFFICE  
Atty. Amanda E. Keitel  
Attorney for Plaintiff  
122 E. Main Street  
P.O. Box 186  
Little Chute, WI 54140-0186  
(920) 788-0800

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