

STATE OF WISCONSIN

CIRCUIT COURT

MANITOWOC COUNTY

---

BANK FIRST NATIONAL,

Plaintiff,

vs.

Case No. 16 CV 468

JAMES A. NICKELS,

Case Code: 30404

and

MARY JANE NICKELS,

Defendants.

---

### NOTICE OF SHERIFF'S SALE

---

**PLEASE TAKE NOTICE** that by virtue of a Judgment of Foreclosure entered in the above-entitled action on the 8th day of February, 2017, 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 August, 2017, at 9:30 a.m. all of the following described premises, to wit:

Lot 18, Block 4, Indian Bluff Estates Subdivision No. 2,  
according to the recorded plat thereof, City of Manitowoc,  
Manitowoc County, Wisconsin.

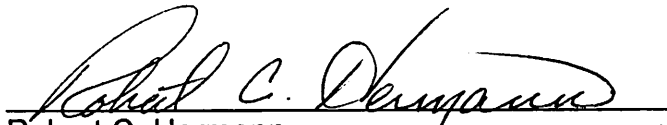
Tax Parcel Number: 052-368-004-180.00

This property is located at 807 Manistee Court, 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 10<sup>th</sup> day of July, 2017.



Robert C. Hermann  
Manitowoc County Sheriff

SALUTZ & SALUTZ LLP  
Attorneys for Plaintiff  
By: David J. Pawlowski  
823 Marshall Street  
P.O. Box 187  
Manitowoc, WI 54221-0187  
(920) 682-4644