

STATE OF WISCONSIN

CIRCUIT COURT

MANITOWOC COUNTY

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,
Plaintiff,

vs.

Case No. 15 CV 454

ANTHONY Q. BREY SR.,

PATRICIA J. BREY,

Defendants.

FORECLOSURE OF MORTGAGE 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$141,202.83 entered by the court on February 25, 2016, the undersigned Sheriff of Manitowoc County, Wisconsin, will sell the following described real estate.

A tract of land in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section fourteen (14), Township twenty (20) North, Range twenty-three (23) East, Village of Francis Creek, Manitowoc County, Wisconsin, described as follows: Commencing at the Northwest corner of said Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4); thence South 1°57' East a distance of 537 feet; thence North 85°45' East along the tangent centerline of the new concrete road a distance of 209.5 feet to the point of real beginning; thence North 3°02' West a distance of 172 feet; thence North 85°45' East a distance of 90 feet; thence South 3°02' East a distance of 172 feet; thence South 85°45' West a distance of 90 feet to the point of real beginning.

Tax Key No. 032-014-011-036.00

Street Address: 410 Forest Home Drive, Francis Creek, WI 54214

Place of Sale: Center staircase on the first floor of the Manitowoc County Courthouse, 1010 S. 8th St, Manitowoc, WI

Date & Time of Sale: August 30, 2016 at 9:30 a.m.

Terms of Sale:

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited to unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: July 20, 2016


Robert C. Hermann, Sheriff
Manitowoc County

Walden & Schuster, S.C.

Address: 707 W. Moreland Blvd, Suite 9

Waukesha, Wisconsin 53188

(262) 547-5517