

UNITEDONE CREDIT UNION,

Plaintiff,

Case No. 13-CV-533

v.

Case Code: 30404 Foreclosure of  
Mortgage

JAMES M. POLIFKA,

Defendants.

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**NOTICE OF SHERIFF'S SALE**

**PROPERTY ADDRESS: 1731 Johnston Drive, Manitowoc, WI 54220**

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PLEASE TAKE NOTICE that by virtue of a Default Judgment of Foreclosure entered on the 11<sup>th</sup> Day of July, 2014, in the amount of \$63,900.31, the Sheriff of Manitowoc County, Wisconsin, will sell at public auction the described premises as follows:

DATE AND TIME: Tuesday, September 2, 2014 at 9:30 A.M.

TERMS: The premises will be sold "as is" and subject to any legal liens, encumbrances, leases, or leasehold interests affecting the premises. Ten percent (10%) of the successful bid must be paid to the Sheriff at the sale in cash, cashier's check, or certified funds (personal checks cannot and will not be accepted). The balance of the successful bid, plus payment of all delinquent and unpaid real estate taxes and special assessments, must be paid to the Clerk of Courts in cash, cashier's check, or certified funds, no later than ten (10) days after the Court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The buyer is responsible for the applicable Wisconsin Real Estate Transfer Tax and recording fees and, if desired, the cost of title evidence.

PLACE: In the central lobby of the Manitowoc County Courthouse, in the City and County of Manitowoc, Wisconsin.

LEGAL DESCRIPTION:

The North Fifty (50) feet of the South One Hundred (100) feet of the North One-half (N1/2) of the West One-half (W1/2) of the South One-half (S1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Sixteen (16), Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, Manitowoc County, Wisconsin.

EXCEPTING THEREFROM THE FOLLOWING:

The West Forty (40) feet conveyed to the City of Manitowoc for street purposes by Quit Claim Deed recorded in Volume 454 of Records, page 238, #457263.

Parcel conveyed by Warranty Deed recorded in Volume 521 of Records, page 726, #492044.

Tax Parcel No. 052-816-202-120.00

Property Address: 1731 Johnston Drive, Manitowoc, WI 54220

Dated at Manitowoc, Manitowoc County, Wisconsin, this 28<sup>th</sup> day of July, 2014.



Robert C. Hermann  
Sheriff of Manitowoc County, Wisconsin

Attorney Timothy A. Burkard  
Michael Best & Friedrich LLP  
Attorneys for the Plaintiff  
1000 Maritime Drive  
Manitowoc, WI 54220  
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**Michael Best & Friedrich LLP is attempting to collect a debt on our client's behalf and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.**