

UNITEDONE CREDIT UNION,

Plaintiff,

Case No. 12-CV-486

v.

Case Code: 30404 Foreclosure of
Mortgage

ANTHONY F. BUTALA,

Defendant.

NOTICE OF SHERIFF'S SALE

**PROPERTY ADDRESS: Vacant Land On Menasha Avenue, Manitowoc, WI 54220
Tax Parcel No. 052-812-303-109.00**

PLEASE TAKE NOTICE that by virtue of a Default Judgment of Foreclosure entered on the 9th Day of October, 2012, in the amount of \$237,598.80, the Sheriff of Manitowoc County, Wisconsin, will sell at public auction the described premises as follows:

DATE AND TIME: Tuesday, April 16, 2013 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:

A part of the West One-half (W ½) of the Southwest Quarter (SW ¼) of Section Numbered Twelve (12), and a part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Numbered Thirteen (13), ALL THEREOF in Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, in the City of Manitowoc, Manitowoc County, Wisconsin, more particularly described as follows, to-wit: Commencing at an existing Re-bar marking the Northwest corner of said Section 13; thence N. 00° 04' 08" E. (recorded as N. 01° 32' 05" W.) along the West line of the SW ¼ of Section 12 a distance of 1317.75 feet to the Northwest corner of the SW ¼ of the SW ¼ of said Section 12; thence N. 89° 01' 03" E. along the North line of said SW ¼ of the SW ¼ a

distance of 18.92 feet to the Southwesterly line of former railroad; thence N. 31° 55' 54" W. along said Southwesterly line a distance of 35.69 feet to the West line of said SW ¼ of Section 12; thence N. 00° 04' 08" E. along said West line a distance of 188.70 feet to the Northeasterly line of said former railroad; thence S. 31° 55' 54"E. (recorded as S. 34° 26' 35"E.) along said Northeasterly line a distance of 1145.00 feet; thence S. 22° 10' 32" W. a distance of 602.25 feet to the South line of said Section 12; thence S. 04° 32' 48" W. a distance of 420.00 feet to the Northerly line of Menasha Avenue; thence N. 62° 44' 19" W. (recorded as N. 65° 15" W.) along said Northerly line a distance of 276.00 feet to the East line of Tract 1 of Certified Survey Map recorded in Volume 15 page 441; thence N. 00° 17' 53" E. (recorded as N. 01° 23' 12" W.) along said East line a distance of 286.70 feet to the Northeast corner of said Tract 1; thence S. 88° 51' 01" W. (recorded as S. 87° 09' 56" W.) along the North line of said Tract 1 a distance of 103.00 feet to the point of commencement.

Excepting therefrom parcel conveyed to the City of Manitowoc by Quit Claim Deed recorded in Volume 1878 of Records, Page 426, as Document No. 946167, for street purposes.

Tax Parcel No. 052-812-303-109.00

Property Address: Vacant Land on Menasha Avenue, Manitowoc, WI 54220

Dated at Manitowoc, Manitowoc County, Wisconsin, this 25th day of February, 2013.



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.

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