

HSBC MORTGAGE SERVICES INC.,

Plaintiff,

Case No. 13 CV 73

vs.

THOMAS J. SAUER,**SUSAN R. SAUER,****AURORA MEDICAL CENTER OF MANITOWOC COUNTY INC.,****CENTRAL PRAIRIE FINANCIAL LLC,****MIDLAND FUNDING LLC,**

Defendants.

FORECLOSURE OF MORTGAGE 30404

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$253,582.06 entered by the court on April 25, 2013, the undersigned Sheriff of Manitowoc County, Wisconsin, will sell the following described real estate.

Tract Numbered Twenty-six (26) of a Certified Survey in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Numbered Fourteen (14), Township Numbered Nineteen (19) North, Range Numbered Twenty-Two (22) East, in the Town of Cato, as recorded in the office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 19 of Certified Survey Maps, Page 259, Document No. 860679.

Tax Key No. 001-014-014-010.00

Street Address: 1573 Lake Cato Drive, Cato, WI 54230

Place of Sale: Center staircase on the first floor of the Manitowoc County Courthouse, 1010 S. 8th St, Manitowoc, WI 54220

Date & Time of Sale: June 11, 2013 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 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: May 10, 2013Robert C. Hermann, Sheriff
Manitowoc County

Law Offices of James E. Huismann, S.C.

Address:

N14 W23777 Stone Ridge Drive, Suite 120

Waukesha, Wisconsin 53188

(262) 523-6400

