

COMMUNITY FIRST CREDIT UNION,

Case No. 11 CV 97

Plaintiff,

v.

JEFFREY F. HERMANN and
ROSE A. HERMANN,

Defendants.

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure made in the above entitled action on the 16th day of March, 2011, in the amount of \$170,550.63, the Sheriff will sell the described premises at public auction as follows:

DATE/TIME:

September 20, 2011 / 9:30 a.m.

PLACE:

Manitowoc County Courthouse, 1010 S. Eighth Street, Manitowoc, Wisconsin

DESCRIPTION/PARCEL # (to be sold together):

PARCEL 1:

Tract Lettered "B" of a Certified Survey in Government Lot Number Four (4) of Section Numbered Ten (10), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East, in the Town of Manitowoc Rapids, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 1 of Certified Survey Maps, Page 337, #406209.

PARCEL 2:

Tract Lettered "C" of a Certified Survey in Government Lot Number Four (4) of Section Numbered Ten (10), Township Numbered Nineteen (19) North, Range

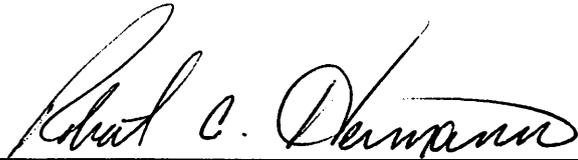
Numbered Twenty-three (23) East, in the Town of Manitowoc Rapids, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 3 of Certified Survey Maps, Page 451, #449152.

PARCEL #: 10-010-010-006.00 and 10-010-010-001.00

ADDRESS: 2307 Stone Road, Manitowoc, WI 54220

TERMS:

1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or the 10% down payment is forfeited to the plaintiff.
2. The property is sold "as is" and subject to all liens and encumbrances.
3. Any purchaser, other than the plaintiff, is responsible for payment of any and all transfer fees / taxes, which amount shall be paid in addition to, and not out of the bid amount.



Robert C. Hermann, Sheriff
Manitowoc County, Wisconsin

VAN LIESHOUT LAW OFFICE

Atty. Steven J. Krueger

Attorney for Plaintiff

122 E. Main Street

P.O. Box 186

Little Chute, WI 54140-0186

(920) 788-0800

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), Van Lieshout Law Office is attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.