

Manitowoc County Sheriff's Office

Robert C. Hermann, Sheriff

STATE OF WISCONSIN

Certificate of Posting

COUNTY OF MANITOWOC

Docket Number: 18CV228

Process Number: 2018-00001705

US BANK NATIONAL ASSOCIATION,

Plaintiff

ZAGRODNIK, JOHN A - ESTATE OF

2009 HAMILTON ST MANITOWOC, WI 54220

Defendant

PROPERTY ADDRESS: 2009 HAMILTON ST MANITOWOC

Property Address

I, the undersigned, do hereby certify that I am Sheriff, or his designee, of Manitowoc County, Wisconsin; that on 9/5, 2018 at 8:04 I posted notice: in the Administrative Lobby of the Sheriff's Office, on the Manitowoc County website, and in the following town or municipality (if applicable):

Townships

- | | |
|---|---|
| <input type="checkbox"/> CATO - Cato Town Shop, Post Board, 14004 Upper Falls Rd. | <input type="checkbox"/> MANITOWOC RAPIDS - Manitowoc Rapids Town Shop, Front Door, 8624 CTH JJ |
| <input type="checkbox"/> CENTERVILLE - Cleveland Post Office, 1029 Hemlock St., Cleveland | <input type="checkbox"/> MAPLE GROVE - Maple Grove Town Hall, 8432 CTH W |
| <input type="checkbox"/> COOPERSTOWN - Maribel Post Office, CTH T, Maribel | <input type="checkbox"/> MEEME - Town of Meeme Shop, 15318 CTH X |
| <input type="checkbox"/> EATON - Eaton Town Hall, 17828 CTH C., Valders | <input type="checkbox"/> MISHICOT - Mishicot Post Office, 320 Spruce St., Mishicot |
| <input type="checkbox"/> FRANKLIN - Franklin Town Hall, 7524 CTH J, Cato (Taus) | <input type="checkbox"/> NEWTON - Newton Town Hall, 6514 Carstens Lake Rd., Manitowoc |
| <input type="checkbox"/> GIBSON - Gibson Town Hall, 14920 CTH Q, Mishicot | <input type="checkbox"/> ROCKLAND - Collins Post Office, 802 Milwaukee St., Collins |
| <input type="checkbox"/> KOSSUTH - Francis Creek Post Office, Forest Home Dr., Francis Creek | <input type="checkbox"/> SCHLESWIG - Schleswig Town Hall, Window Box, Rockville Rd., Rockville |
| <input type="checkbox"/> LIBERTY - Liberty Town Hall, English Lake Rd. | <input type="checkbox"/> TWO CREEKS - Two Creeks Garage, 16902 STH 42, Two Rivers |
| <input type="checkbox"/> MANITOWOC - Silver Creek Fire Dept., Meeting Hall, 19 th & Silver Creek Rd. | <input type="checkbox"/> TWO RIVERS - Two Rivers Town Hall, Door, 6525 CTH B, Shoto |

Villages

- | | |
|--|---|
| <input type="checkbox"/> CLEVELAND - Cleveland Post Office 1029 Hemlock St., Cleveland | <input type="checkbox"/> REEDSVILLE - Reedsville Post Office, 104 Mill St., Reedsville |
| <input type="checkbox"/> FRANCIS CREEK - Francis Creek Post Office, Forest Home Dr., Francis Creek | <input type="checkbox"/> ST. NAZIANZ - St. Nazianz Post Office, 111 S 4 th Ave., St. Nazianz |
| <input type="checkbox"/> KELLNERSVILLE - Kellnersville Post Office Main St., Kellnersville | <input type="checkbox"/> VALDERS - Valders Post Office, 505, Christel Dr., Valders |
| <input type="checkbox"/> MARIBEL - Maribel Post Office, CTH T, Maribel | <input type="checkbox"/> WHITELAW - Whitelaw Post Office, 128 E Menasha Ave., Whitelaw |
| <input type="checkbox"/> MISHICOT - Mishicot Post Office, 320 Spruce St., Mishicot | |

Cities

- | |
|--|
| <input checked="" type="checkbox"/> City of Manitowoc - Manitowoc County Sheriff's Dept. Administrative Lobby, Manitowoc |
| <input type="checkbox"/> City of Two Rivers - Two Rivers City Hall, 1717 E Park St., Two Rivers |
| <input type="checkbox"/> City of Kiel - Kiel City Hall, 621 6 th St., Kiel |

Date/Time of Sheriff's Sale: 10/30/2018 9:30:00 AM

Served By:



Title:



Manitowoc County Sheriff's Office

Robert C. Hermann, Sheriff

Civil Process Worksheet

Docket No: 18CV228

Civil Process No.: 2018-00001705

Expiration Date: 10/9/2018

Received Date: 8/31/2018 9:00:00 AM

10/30/2018 9:30:00 AM
Court Date: AM

Civil Paper:

SHERIFFS SALE

US BANK NATIONAL ASSOCIATION,
Plaintiff

VS.

ZAGRODNIK, JOHN A
Defendant

2009 HAMILTON ST MANITOWOC, WI 54220

Person to be Served: THREE, LOCATIONS

Address:

Race

Sex

Special Instructions: PROPERTY ADDRESS: 2009 HAMILTON ST MANITOWOC

Attempts

Date	Time	Officer	Card	Comments

Notes

Service on Corporation / Business: By leaving a copy of the document with the Registered Agent or Authorized person.

Name: _____ Title: _____

Substitute Service Acceptable
Substituted on (Name & Relationship) _____

Served By (Print Name): JAS Sivocka Emp# 502

Title: Deputy Date: 9/5/18 Time: 804

STATE OF WISCONSIN CIRCUIT COURT MANITOWOC COUNTY

U.S. Bank National Association successor by merger to U.S. Bank National Association N.D. ,

Plaintiff,

vs.

Case No. 2018CV000228

Estate of John A. Zagrodnik

Defendants

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on July 24, 2018, in the amount of \$38,343.73, I will sell at public auction in Room B22 of the Manitowoc County Courthouse, located at 1010 South Eighth Street, Manitowoc, WI 54220, on **October 30, 2018, at 9:30 AM**, all of the following described premises, to wit:

The West Ten (10) feet of Lot Two (2) and all of Lot Three (3) of Block Three Hundred Six (306) of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof

Tax Key No. 000306030

Address: 2009 Hamilton Street, Manitowoc, WI 54220

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE:

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
 - a. The balance due on the sale;
 - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
 - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Manitowoc, Wisconsin on, August 28, 2018.

Bass & Moglowsky, S.C.
Attorneys for Plaintiff

/s/ Robert Hermann
Sheriff of Manitowoc, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.

BASS & MOGLOWSKY, S.C.
ATTORNEYS AT LAW

August 28, 2018

Manitowoc Sheriff's Dept.
1025 South 9th Street
Manitowoc, WI 54220

Attention: Civil Process

RE: U.S. Bank v. Zagrodnik
Case No. 2018CV000228

Dear Sir or Madam:

Enclosed, please find the following documents:

1. an original and copies of the Notice of Sheriff's Sale;
2. a copy of the Order for Judgment and Judgment; and
3. a check in the sum of \$150.00 to cover the cost of posting and sale.

Please note that we have scheduled the Sheriff's Sale for October 30, 2018 at 9:30 AM. If you have any questions, please contact me at your earliest possible convenience. Thank you for your time.

Bass & Moglowsky, S.C.
Attorneys for the current owner
501 West Northshore Drive
Suite 300
Milwaukee, WI 53217
Telephone: 414-228-6700
Facsimile: 414-228-6620

Very truly yours,
Bass & Moglowsky, S.C.


Jeff Renaud
Paralegal

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.