

Freedom Mortgage Corporation

Plaintiff,

Case No. 2019CV000322

v.

Tyler J. Nessinger, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 11, 2019 in the amount of \$139,592.87, I will sell at public auction, located n Room B-17 of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI , on

**December 7, 2021**

At 9:30 AM, all of the following described premises, to wit:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NUMBERED FOUR (4), TOWNSHIP NUMBERED NINETEEN (19) NORTH, RANGE NUMBERED TWENTY-TWO (22) EAST, IN THE TOWN OF CATO, MANITOWOC COUNTY, WISCONSIN, AND DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING ON THE EAST LINE OF SAID SECTION 4 A DISTANCE OF 723.64 FEET S.0°12'E. OF THE EAST ONE-QUARTER CORNER OF SAID SECTION 4; THENCE S.88°12'W. ALONG THE SOUTH RIGHT-OF-WAY LINE OF CHICAGO & NORTHWESTERN RAILROAD A DISTANCE OF 429 FEET TO THE POINT OF REAL BEGINNING; THENCE CONTINUING S.88°12'W. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 101.26 FEET; THENCE S.2°37'W. A DISTANCE OF 217.25 FEET; THENCE S.86°39'E. A DISTANCE OF 92.45 FEET; THENCE N.25°51'E. A DISTANCE OF 8.25 FEET; THENCE N.88°12'E. A DISTANCE OF 15.28 FEET; THENCE NORTH A DISTANCE OF 31.11 FEET; THENCE N.25°51'E. A DISTANCE OF 33.86 FEET; THENCE N.5°51 W. A DISTANCE OF 144.85 FEET; THENCE DUE NORTH A DISTANCE OF 12.33 FEET TO THE POINT OF REAL BEGINNING.

Street Address: 3732 Elevator Road, Cato, WI 54230  
Tax Key No. 001-004-013-013.00

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications

as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on OCT 26<sup>th</sup> 2021

  
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Sheriff of Manitowoc County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-21-00219

**NOTE: This law firm is a debt collector.**