

Carrington Mortgage Services LLC

Plaintiff,

Case No. 2023CV000232

v.

Estate of Janice A. Vanderkinter, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 16, 2023 in the amount of \$120,389.82, I will sell at public auction, located in the rotunda of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI, on

January 23, 2024

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

PARCEL 1: A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) OF SECTION NUMBERED SEVENTEEN (17), TOWNSHIP NUMBERED TWENTY-ONE (21) NORTH, RANGE NUMBERED TWENTY-THREE (23) EAST, IN THE TOWN OF GIBSON, MANITOWOC COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER (NE 1/4 OF NW 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-ONE NORTH (21), RANGE TWENTY-THREE (23) EAST, WHICH IS THE POINT OF REAL BEGINNING, THENCE EAST ALONG THE SECTION LINE A DISTANCE OF 1025 FEET, THENCE SOUTHWESTERLY TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) THAT IS 295 FEET EAST OF THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4), THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4), A DISTANCE OF 295 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4), THENCE NORTH ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE 1/4 OF NW 1/4) TO THE POINT OF REAL BEGINNING.

EXCEPTING PARCEL CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1126, PAGE 107, AS DOCUMENT NO. 753701.

EXCEPTING PARCEL CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1126, PAGE 134, AS DOCUMENT NO. 753716.

PARCEL 2: THAT PART OF GOVERNMENT LOT NUMBERED TWO (2) OF SECTION NUMBERED SEVENTEEN (17), TOWNSHIP NUMBERED TWENTY-ONE (21) NORTH, RANGE NUMBERED TWENTY-THREE (23) EAST, IN THE TOWN OF GIBSON, MANITOWOC COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

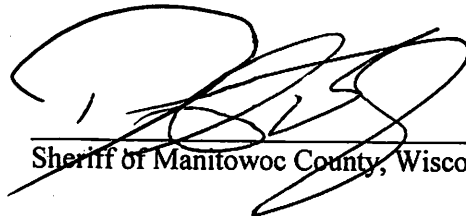
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION SEVENTEEN (17); THENCE NORTH 89° 45' 24" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION SEVENTEEN (17) A DISTANCE OF 913.53 FEET; THENCE SOUTH 0° 46' 39" WEST A DISTANCE OF 1111.91 FEET TO EXISTING PROPERTY LINE AS DESCRIBED IN VOLUME 327, PAGE 69, THE POINT OF REAL BEGINNING; THENCE CONTINUE SOUTH 0° 46' 39" WEST A DISTANCE OF 212.07 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT TWO (2); THENCE NORTH 89° 50' 08" WEST ALONG SAID SOUTH LINE A DISTANCE OF 117.00 FEET TO SAID EXISTING PROPERTY LINE; THENCE NORTH 29° 31' 15" EAST ALONG SAID EXISTING PROPERTY LINE A DISTANCE OF 243.30 FEET TO THE POINT OF REAL BEGINNING.

Street Address: 6417 N. Lake Road, Mishicot, WI 54228
Tax Key No. 006-017-005-002.00

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 Dec 11, 2023



Sheriff of Manitowoc County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-23-00664

NOTE: This law firm is a debt collector.