

STATE OF WISCONSIN

CIRCUIT COURT

OCONTO COUNTY

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Freedom Mortgage Corporation

Plaintiff,

v.

Case No. 2025CV000094

James Gwitt, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on November 11, 2025 in the amount of \$253,640.24, I will sell at public auction, located in the lobby, in front of the Treasurer's Office, in the Oconto County Courthouse, 301 Washington Street, Oconto, WI 54153, on

**February 24, 2026**

At 10:00 AM, all of the following described premises, to wit:

LOTS, 61, 62, AND 63, UNION ADDITION TO OCONTO CITY, IN THE CITY OF OCONTO, OCONTO COUNTY, WISCONSIN, SUBJECT TO AND EXCEPTING ANY PARTS THEREOF THAT ARE PRESENTLY CONVEYED, USED, LAID OUT, OR DEDICATED, FOR ROADWAY PURPOSES.

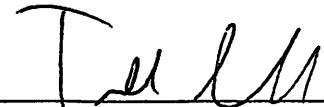
Street Address: 441-443 Washington Street, Oconto, WI 54153

Tax Key No. 265-27200521169

**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 Oconto County Office of the Sheriff (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. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on January 13, 2026

  
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Sheriff of Oconto County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-25-00662

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