

STATE OF WISCONSIN

CIRCUIT COURT

OCONTO COUNTY

Nationstar Mortgage LLC

Plaintiff,

Case No. 2024CV000001

v.

Warden E. Lindstrom, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 26, 2024 in the amount of \$94,314.55, 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

March 3, 2026

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

A PART OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF THE NE 1/4) OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 22 EAST, IN THE CITY OF OCONTO, OCONTO COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE ABOVE DESCRIBED FORTY ACRE TRACT AT A POINT 168.4 FEET NORTH OF THE SW CORNER OF SAID TRACT, AND RUNNING THENCE SOUTH 87.7 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID FORTY ACRE TRACT TO THE WEST LINE OF BITTERS AVENUE; THENCE NORTHWESTERLY ALONG THE WEST LINE OF BITTERS AVENUE, TO A POINT WHERE A LINE DRAWN FROM THE PLACE OF BEGINNING OF THIS SAID DESCRIPTION AND PARALLEL WITH SOUTH LINE OF THE AFORESAID FORTY ACRE TRACT WOULD INTERSECT THE WEST LINE OF BITTERS AVENUE; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID FORTY ACRE TRACT TO PLACE OF BEGINNING. SOMETIMES KNOWN AS PART 8 OF THE CITY OF OCONTO ASSESSOR'S RECORDS AND MAPS OF SAID NE 1/4 OF THE NE 1/4. SUBJECT TO AND EXCEPTING ANY PARTS THEREOF THAT ARE PRESENTLY CONVEYED, USED, LAID OUT, OR DEDICATED, FOR ROADWAY PURPOSES, INCLUDING BUT NOT LIMITED TO, THAT PART DESCRIBED IN VOLUME 325 RECORDS PAGE 410.

Street Address: 1908 Superior Avenue, Oconto, WI 54153
Tax Key No. 265-30180231448

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 16, 2020



Sheriff of Oconto County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

(414) 775-7700

50-24-00027

NOTE: This law firm is a debt collector.