
Nationstar Mortgage LLC

Plaintiff,

Case No. 2018CV000023

v.

Estate of Donald Fitzgerald, et al.

Defendant(s).

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 12, 2018 in the amount of \$53,998.82, I will sell at public auction in the lobby of the Kewaunee County Courthouse, located at 613 Dodge Street, Kewaunee, WI 54216, on

April 2, 2019

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

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION FIFTEEN (15), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE TWENTY-FIVE (25) EAST, TOWN OF AHNAPEE, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION FIFTEEN (15); THENCE NORTH 80°11'47" WEST 2107.42 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF S.T.H. 42 AND THE POINT OF REAL BEGINNING; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF S.T.H. 42 ON THE ARC OF A 4702.62 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING NORTH 11°02'15" WEST 89.55 FEET) 89.55 FEET; THENCE NORTH 10°29'31" WEST ALONG SAID EASTERLY LINE OF S.T.H. 42, 306.01 FEET; THENCE NORTH 82°41'30" EAST 250.52 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 10°07'30" EAST 395.38 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 82°41'30" WEST 247.13 FEET TO THE POINT OF REAL BEGINNING.

TAX PARCEL NO. 31 002 15.112

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION FIFTEEN (15), TOWNSHIP TWENTY-FIVE (25) NORTH, RANGE TWENTY-FIVE (25) EAST, TOWN OF AHNAPEE, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION FIFTEEN (15); THENCE SOUTH 89°22'11" WEST ALONG THE SECTION LINE 2132.52 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF S.T.H. 42 AND THE POINT OF REAL BEGINNING; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE OF S.T.H. 42 ON THE ARC OF A 4847.62 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING NORTH 15°17'26" WEST 100.00 FEET) 100.00 FEET; THENCE SOUTH 89°22'10" WEST 241 FEET MORE OR LESS TO THE THREAD OF THE

AHNAPEE RIVER; THENCE SOUTHWESTERLY ALONG SAID THREAD OF THE
AHNAPEE RIVER 126 FEET MORE OR LESS TO THE INTERSECTION WITH SAID
SECTION LINE; THENCE NORTH 89°22'10" EAST ALONG SAID SECTION LINE 347
FEET MORE OR LESS TO THE POINT OF REAL BEGINNING.

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES BY VIRTUE OF AN
EASEMENT FOR USE OF PRIVATE ROADWAY DATED MAY 15, 1962 AND RECORDED
JULY 18, 1962 IN VOLUME 90 OF RECORDS ON PAGE 110 AS DOCUMENT NO. 180737.

TAX PARCEL NO. 31 002 15.113

Street Address: N8572 Highway 42, Algoma, WI 54201

Tax Key No. 002-00015-0400 and 002-00015-0420

**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 2-25-19.

/S/ Matt J. Joski

Sheriff of Kewaunee County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

50-19-00088

NOTE: This law firm is a debt collector.