

J.P. Morgan Mortgage Acquisition Corp.,

Plaintiff,

NOTICE OF SHERIFF'S SALE

Case Number: 2018CV000521

vs.

Leyla M. Gaeth,

Defendant.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 12, 2019, in the amount of \$100,236.00, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:**

**December 10, 2019 at 9:30AM**

**TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Manitowoc County Sheriff. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:**

In Room B22 of the Manitowoc County Courthouse, 1010 S. Eight Street, Manitowoc Wisconsin

**Property description:**

**Parcel 1: Tract Lettered "A" of a Certified Survey in the Northwest quarter of the Southwest quarter of Section 12, Township 18 North, Range 23 East, in the Town of Newton, Manitowoc County, Wisconsin, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 1 of Certified Survey Maps, Page 63, Document Number 391323. Excepting therefrom that portion conveyed by Quit Claim Deed recorded in Volume 1768 of Records, Page 699, Document Number 927427 and described as follows: Commencing at the West quarter corner of said Section 12, thence South 00 degrees 02 minutes 00 seconds East (recorded as South 00 degrees 08 minutes 00 seconds East) along the section line 245.20 feet to the point of real beginning, thence South 89 degrees 47 minutes 30 seconds East (recorded as South 89 degrees 53 minutes 30 seconds East) 257.00 feet, thence South 00 degrees 02 minutes 00 seconds East (recorded as South 00 degrees 08 minutes 00 seconds East) 8.34 feet, thence North 87 degrees 55 minutes 57 seconds West 257.17 feet to the point of real beginning.**

**Parcel 2: A parcel of land Northwest quarter of the Southwest quarter of Section 12, Township 18 North, Range 23 East, in the Town of Newton, Manitowoc County, Wisconsin, described as follows: Commencing at the West quarter corner of said Section 12, Thence South 00 degrees 08**

minutes 00 seconds East along the section line 405.20 feet, thence South 89 degrees 53 minutes 30 seconds East 47.0 feet to the east right of way of C.T.H. "CR", the point of real beginning, thence continue South 89 degrees 53 minutes 30 seconds East 210.0 feet, thence South 00 degrees 08 minutes 00 second East 60.0 feet, thence North 89 degrees 53 minutes 30 seconds West 210.0 feet to said right of way, thence North 00 degrees 08 minutes 00 seconds West along said right of way 60.0 feet to the point of real beginning.

**Parcel 3:** A parcel of land Northwest quarter of the Southwest quarter of Section 12, Township 18 North, Range 23 East, in the Town of Newton, Manitowoc County, Wisconsin, described as follows: Commencing at the West quarter corner of said Section 12, thence South 00 degrees 02 minutes 00 seconds East (recorded as South 00 degrees 08 minutes 00 seconds East) along the section line 245.20 feet, thence South 89 degrees 47 minutes 30 seconds East (recorded as South 89 degrees 53 minutes 30 seconds East) 257.00 feet, thence South 00 degrees 02 minutes 00 seconds East (recorded as South 00 degrees 08 minutes 00 seconds East) 8.34 feet to the point of real beginning, thence continue South 00 degrees 02 minutes 00 seconds East (recorded as South 00 degrees 08 minutes 00 seconds East) 211.66 feet, thence South 89 degrees 47 minutes 34 seconds (recorded as South 89 degrees 53 minutes 30 seconds East) 10.0 feet, thence North 00 degrees 02 minutes 00 seconds West 210.58 feet to a point on a 67 foot radius curve to the left, thence Northwesterly along the arc of said curve 10.07 feet (chord North 83 degrees 37 minutes 33 seconds West 10.06 feet) to the point of real beginning.

**Tax Key No:** 014-012-010-003.00

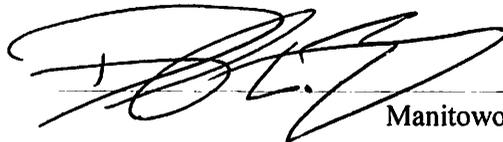
**Property Address:** 4527 County Road Cr, Manitowoc, WI 54220

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff

342 N. Water Street, Suite 613  
Milwaukee, WI 53202

(414) 937-5992

Dated this 15 day Nov., 2019



Manitowoc County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.