
Guaranteed Rate, Inc.

Plaintiff,

Case No. 2022CV000148

v.

Timothy H. Zettle, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 11, 2022 in the amount of \$78,712.32, I will sell at public auction, located at Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, on

November 23, 2022

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

LOT 1 OF A CERTIFIED SURVEY MAP RECORDED ON AUGUST 18, 1977 IN VOLUME 7, PAGE 22 OF CERTIFIED SURVEY MAPS OF ROCK COUNTY, WISCONSIN, AS DOCUMENT NO. 870949, BEING PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, T.3N., R.10E., OF THE 4TH P.M., MAGNOLIA TOWNSHIP, ROCK COUNTY, WISCONSIN.

EXCEPTING AN EASEMENT DESCRIBED AS FOLLOWS:

PART OF LOT 1 OF A CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 7, PAGE 22, LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 13, T.3N., R.10E., OF THE 4TH P.M., MAGNOLIA TOWNSHIP, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE WEST ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP; 353.0 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LINE, 244.95 FEET; THENCE N.60°W. 245.95 FEET TO THE WEST LINE OF SAID CERTIFIED SURVEY MAP; THENCE NORTH ALONG SAID WEST LINE, 17.07 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE EAST ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP, 50.43 FEET; THENCE S.60°E. 210.81 FEET; THENCE N.60°E 210.81 FEET TO SAID NORTH LINE, 150.43 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE SOUTH ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP, 16.0 FEET; THENCE WEST PARALLEL TO AND 16.0 FEET SOUTH FROM SAID NORTH LINE, 98.14 FEET; THENCE S.60°W, 194.28 FEET; THENCE S.30°W, 93.21 FEET; THENCE SOUTH 176.14 FEET; THENCE EAST PARALLEL TO AND 15.0 FEET NORTH FROM SAID SOUTH LINE, 313.0 FEET TO SAID EAST LINE; THENCE SOUTH ALONG SAID EAST LINE, 15.0 FEET TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM ALL IMPROVEMENTS PRESENTLY LOCATED WITHIN THE BOUNDARIES OF THE EASEMENT, WHICH SHALL REMAIN THE PROPERTY OF THE GRANTOR.

Street Address: 3727 N Coon Island Road, Evansville, WI 53536
Tax Key No. 024 01800101

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

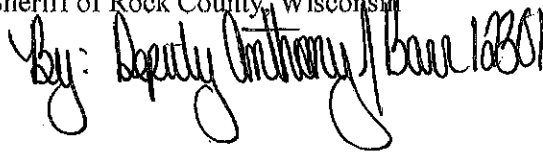
TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on October 13, 2022



Sheriff of Rock County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-22-00120

By:  10/25/22

NOTE: This law firm is a debt collector.