

J.P. Morgan Mortgage Acquisition Corp.,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV000482

vs.

Tracy L. Schonfeldt, et al,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 3, 2024, in the amount of \$57,241.88, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** December 4, 2024 at 10:00AM

**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 Wood County Clerk of Courts. 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:**

at the front door of the Wood County Courthouse, City of Wisconsin Rapids, Wisconsin

**Property description:**

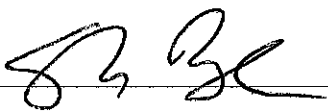
Lot Seven (7) of Block Nine (9) of Moffatt's Addition to the Village of Arpin, Wood County, Wisconsin; together with a vacated alley lying North of and adjacent to said Lot Seven (7) in Block Nine (9).

**Tax Key No:** 32-00182

**Property Address:** 6418 County Road N, Arpin, WI 54410

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff  
342 N. Water Street, Suite 613  
Milwaukee, WI 53202  
(414) 937-5992

Dated this 7<sup>th</sup> day of November, 2024

  
Wood 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.