

BMO BANK N.A.,

Plaintiff,

v.

Case No. 23CV450

Case Code: 30404

Foreclosure of Mortgage

STEVEN S. GRACEFFA and
JANE DOE SPOUSE, unknown spouse of
STEVEN S. GRACEFFA,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a judgment of foreclosure made in the above-captioned action, and the order of the Court dated on the 8th day of April, 2024, and entered on the 8th day of April, 2024, in the amount of \$31,286.63, I will sell at public auction in the front entrance of the Wood County Courthouse, 400 Market Street, Wisconsin Rapids, Wisconsin 54495, **on the 30th day of October, 2024 at 10:00 a.m.**, all of the following premises, to-wit:

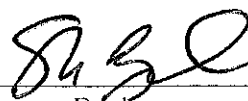
Lot Eighty-nine (89) of Morningside Addition, City of Wisconsin Rapids, Wood County, Wisconsin.

Property Address: 651 12th Street South
Wisconsin Rapids, WI 54494
Parcel Identification No.: 3406821

TERMS OF SALE: Cash, Cashier's Check or Certified Funds

DOWN PAYMENT: 10% of amount bid by cash, cashier's check or certified funds. Balance of purchase price must be paid within ten (10) days after confirmation of the sale.

Dated at Wisconsin Rapids, Wisconsin, this 16th day of Sept, 2024.



Shawn Becker
Sheriff of Wood County

THIS PROPERTY IS SOLD "AS IS" SUBJECT TO ALL LEGAL ENCUMBRANCES, ANY PRE-CONFIRMATION OF SALE OR POST-CONFIRMATION OF SALE REDEMPTION RIGHTS, AND ANY OUTSTANDING AND ACCRUING REAL ESTATE TAXES, SPECIAL ASSESSMENTS, AND PENALTIES AND INTEREST, IF ANY. PURCHASER WILL BE REQUIRED TO PAY ALL TRANSFER AND RECORDING FEES AND, IF DESIRED, THE COST OF TITLE EVIDENCE.

Prepared by:

Attorney Matthew J. Krawczyk

State Bar No. 1064349

KRAWCZYK, DUGINSKI & ROHR, S.C.

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KRAWCZYK, DUGINSKI, & ROHR, S.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY OF THE UNDERLYING DEBT, THIS COMMUNICATION SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO HOLD YOU PERSONALLY LIABLE FOR THE DEBT.