

BMO Bank, N.A. f/k/a BMO Harris Bank N.A.

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 23-CV-000001

Renate M. Schaumburg, Individually and as Trustee of the Renate M. Schaumburg Revocable Trust Dated February 21, 2018 and John Doe Schaumburg and Jane Doe Schaumburg and such other known or unknown Trustees or Successor Trustee or know or unknown Beneficiaries of the Renate M. Schaumburg Revocable Trust Dated February 21, 2018

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 20, 2023 in the amount of \$86,191.61 the Sheriff will sell the described premises at public auction as follows:

TIME: November 20, 2024 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. MINIMUM BIDDER QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: In the Lobby of Dodge County Sheriff's Department, 124 West Street, Juneau, WI 53039

DESCRIPTION:
Parcel 1: All that part of the Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), Township Thirteen (13) North, of Range Sixteen (16) East, which lies Northeasterly of the Mayville and Waupun Highway, in the Town of Leroy, Dodge County, Wisconsin. EXCEPTING THEREFROM that part of the Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Sixteen (16) East, described as follows: Commencing 7 rods West of the Southeast corner of said Southwest One-quarter (1/4) of the Northwest One-quarter (1/4), thence West to the center of the highway, thence North along the center of said highway 10 rods, thence East 9 rods, thence South to the place of beginning, to be used for school purposes. Parcel 2: All that part of the Southwest One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), Township Thirteen (13) North, Range Sixteen (16) East, in the Town of Leroy, Dodge County, Wisconsin, described as follows: Commencing 7 rods West of the Southeast corner of said Southwest One-quarter (1/4) of the Northwest One-quarter (1/4), thence West to the center of the highway, thence North along the center of said highway 10 rods, thence East 9 rods, thence South to the place of beginning, to be used for school purposes. Parcel 3: That part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-eight (28), Township Thirteen (13) North, of Range Sixteen (16) East, in the Town of Leroy, Dodge County, Wisconsin, described as follows: Commencing at the Southwest corner of said Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of said Section Twenty-eight (28), thence East 4 rods, thence North 10 rods, thence West 4 rods, thence South 10 rods to the place of beginning.

PROPERTY ADDRESS: W4006 Bauer Rd Mayville, WI 53050-1906

That upon information and belief, the mortgage held by the plaintiff is a junior and subordinate mortgage against the premises and the plaintiff makes no representations or warranties regarding the priority of its mortgage.

DATED: September 24, 2024

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.


Dale J. Schmidt
Dodge County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.