

BMO HARRIS BANK N.A.,

Plaintiff,

v.

Case No. 19CV459
Case Code: 30404
Mortgage Foreclosure

THE ESTATE OF STEPHANIE A. WENTHUR
a/k/a STEPHANIE WENTHUR, deceased,
and
JOHN DOE SPOUSE, unknown spouse of
STEPHANIE A. WENTHUR a/k/a
STEPHANIE WENTHUR,

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 10th day of August, 2020, and entered on the 10th day of August, 2020, in the amount of \$90,329.70, I will sell at public auction in Room B-18 of the Manitowoc County Courthouse, 1010 South 8th Street, Manitowoc, Wisconsin, 54220, **on the 24th day of November, 2020 at 9:30 a.m.**, all of the following premises, to-wit:


Part of Lot Twelve (12), according to the recorded Plat of the Subdivision of the Northwest One-quarter (1/4) of Section Nineteen (19), Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, Manitowoc County, Wisconsin. Commencing at the Southeast corner of said Lot 12; thence due North a distance of 182.8 feet to the point of real beginning; thence due West a distance of 120 feet; thence due North a distance of 55 feet; thence due East a distance of 120 feet; thence due South a distance of 55 feet to the place of beginning. Excepting therefrom portion conveyed to the City of Manitowoc by Warranty Deed recorded in Volume 485 Records, Page 334 as Document No. 472767.

Property Address: 1032 North 18th Street
Manitowoc, WI 54220
Parcel Identification No.: 251 819201020

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 Manitowoc, Wisconsin, this 2 day of Oct., 2020.



Daniel Hartwig
Sheriff of Manitowoc 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
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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.