

The Bank of New York Mellon f/k/a The Bank of New York
as Trustee for CWHEQ Home Equity Loan Asset Backed
Certificates, Series 2006-S7

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 22-CV-000147

vs.

The Estate of Mark A. Keuken, Deceased, by Molly M.
Berger, as Personal Representative

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 23, 2022 in the amount of \$25,781.49 the Sheriff will sell the described premises at public auction as follows:

TIME:

March 7, 2023 at 10:00 am

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. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

Oconto County Courthouse, Building A, Lobby of the Treasurer's office, 301
Washington Street, in the City of Oconto and Oconto County

DESCRIPTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN
SECTION 11, TOWNSHIP 28 NORTH, RANGE 20 EAST, TOWN OF STILES,
COUNTY OF OCONTO, STATE OF WISCONSIN. EXCEPT: THE WEST 15.00
ACRES (524.34 FEET MORE OR LESS).

PROPERTY ADDRESS:

5602 Vernosh Rd Lena, WI 54139-9539

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:

December 27, 2022

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.

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.