

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

BMO Bank N.A.

Plaintiff,  
vs.

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-002291 Branch 15

Catherine L. Empereur and AnchorBank, a division  
of Old National Bank

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 4, 2025 in the amount of \$103,582.41 the Sheriff will sell the described premises at public auction as follows:

TIME: March 10, 2026 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 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.

PLACE: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd.  
Madison, WI

DESCRIPTION: Lot Six (6), Clover Leaf Acres, in the City of Madison, Dane County, Wisconsin.  
Parcel ID #251/0809-254-1214-2

PROPERTY ADDRESS: 3706 N Sherman Ave Madison, WI 53704-2010

DATED: January 8, 2026

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](http://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.