

Village Capital & Investment LLC

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-000248

Austin James Fleming a/k/a Austin Fleming and
Destiny Yessenia Reacco-Davis

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 16, 2025 in the amount of \$177,740.27 the Sheriff will sell the described premises at public auction as follows:

TIME: April 8, 2026 at 9:00 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.


PLACE: In the front lobby of the Shawano County Courthouse, City and County of Shawano

DESCRIPTION: Lot Four (4), Block Seven (7), according to the recorded Plat of Hartman and Lutz Addition, in the City of Shawano, Shawano County, Wisconsin.

PROPERTY ADDRESS: 1018 S Lutz St Shawano, WI 54166-3345

DATED: January 23, 2026

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


George Lenzner
Shawano County Sheriff

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.