

Newrez LLC dba Shellpoint Mortgage Servicing fka  
Specialized Loan Servicing LLC,

## NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 2023CV000514

vs.

William T. Wells; Renee A. Wells; Wisconsin Department of  
Revenue,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 21, 2023, in the amount of \$158,673.63, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:****August 7, 2024 at 9:30AM****TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Kenosha County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:**

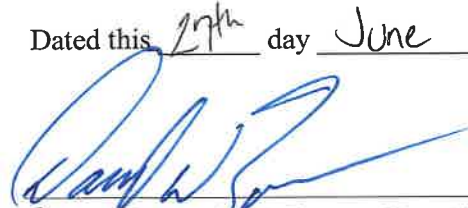
In the lobby of the Public Safety Building located at 1000 55th Street,  
Kenosha, WI 53140

**Property description:**

**Lot 9 in Block 4 of Arrowhead South Addition No. 1, a subdivision of part of the Northwest quarter and the Southwest quarter of the Northwest quarter of Section 21, Township 1 North, Range 19 East of the Fourth Principal Meridian, lying and being in the Village of Twin Lakes, County of Kenosha, and State of Wisconsin.**

**Tax Key No:** 85-4-119-212-3880**Property Address:** 604 Wisconsin Avenue, Twin Lakes, WI 53181

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff  
342 N. Water Street, Suite 613  
Milwaukee, WI 53202  
(414) 937-5992

Dated this 27<sup>th</sup> day June, 2024

Sheriff David W. Zoernes Kenosha County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.