

U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT SOLELY
AS TRUSTEE OF THE TRUMAN 2021
SC9 TITLE TRUST

Plaintiff,

CASE NO. 2018CV001041

FORECLOSURE CASE CODE: 30404

NOTICE OF SHERIFF'S SALE

vs.

LEONARD D. SELLERS; DEBRA B.
SELLERS; NATIONAL CITY BANK
N/K/A PNC BANK, NATIONAL
ASSOCIATION; KSG DEVELOPMENT,
LLP; UNITED STATES OF AMERICA;
HSBC BANK NEVEDA, NA; MIDLAND
FUNDING LLC; STAFFORD
ROSENBAUM, LLP; BANK OF
AMERICA, N.A., SUCCESSOR BY
MERGER TO DIA CARD; CAROL
WARGO; JEAN A. ANDERSEN; DAVID
C. SAVOY et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 21, 2019, in the amount of \$86,482.50, the Sheriff, or Designee, will sell the described premises at public auction as follows:

TIME: August 21, 2024, at 9:30 a.m

TERMS: 1. 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 will be forfeited to the Plaintiff.

2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE: Public Safety Building Lobby, 1000 55th Street, Kenosha, WI 53140

PROPERTY DESCRIPTION: LOT 12, BLOCK 2, FOREST PARK LAWNS, A SUBDIVISION OF LOT 899 OF FOREST PARK SUBDIVISION, OF PART OF THE NORTH 1/2 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS PER PLAT AND SURVEY OF SAID SUBDIVISION ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR THE COUNTY OF KENOSHA, STATE OF WISCONSIN. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, AND STATE OF WISCONSIN.

TAX KEY NO.: 02-122-02-153-013

PROPERTY ADDRESS: 4604 65TH ST., KENOSHA , WI 53142

Submitted

by: Dated this 11th day of July 2024

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David W. Zoerner
Kenosha County Sheriff or Designee
Sheriff David W. Zoerner