

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 24 CV 121

vs

Karen C. Evans, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 16, 2024 in the amount of \$244,965.58 the Sheriff will sell the described premises at public auction as follows:

TIME: September 18, 2024 at 9:30 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- 2.) Sold "as is" and subject to all legal liens and encumbrances.
- 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DESCRIPTION: LOT 35 AND THE SOUTH 40 FEET OF LOT 36, OF ELECTRIC STATION HIGHLANDS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 1 NORTH OF RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

PROPERTY ADDRESS: 10451 32nd Avenue, Pleasant Prairie, WI 53158

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

TAX KEY NO.: 92-4-122-252-035

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Dated this 11th day of August, 2024.


Kenosha County Sheriff

Sheriff David W. Ziemer