

PNC Bank, National Association

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 23 CV 1248

vs

Douglas Ashbrook, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 9, 2024 in the amount of \$105,025.95 the Sheriff will sell the described premises at public auction as follows:

TIME: November 20, 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

LEGAL DESCRIPTION:

PARCEL I OF CERTIFIED SURVEY MAP NUMBER 2298, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON MAY 7, 2002 AS DOCUMENT NUMBER 1266648, AND BEING PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

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.

PROPERTY ADDRESS: 4109 47th Avenue, Kenosha, WI 53144

TAX KEY NO.: 08-222-26-427-031

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
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Brookfield, WI 53005
(262) 314-6564

Dated this 20 day of October, 2024.



Kenosha County Sheriff