

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 24 CV 196

vs

Amy Mitchell, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 15, 2024 in the amount of \$205,757.50 the Sheriff will sell the described premises at public auction as follows:

TIME: February 26, 2025 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: UNIT 29C IN BUILDING 29, TOGETHER WITH SAID UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS (AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT) ALL IN ALLENWOOD ESTATES CONDOMINIUM, A CONDOMINIUM DECLARED AND EXISTING UNDER AND BY VIRTUE OF THE CONDOMINIUM OWNERSHIP ACT OF THE STATE OF WISCONSIN AND RECORDED BY A DECLARATION AS SUCH CONDOMINIUM IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN, ON DECEMBER 22, 1982 IN VOLUME 1124 OF RECORDS AT PAGES 14 THROUGH 52, AS DOCUMENT NO. 697264, AND TOGETHER WITH ANY

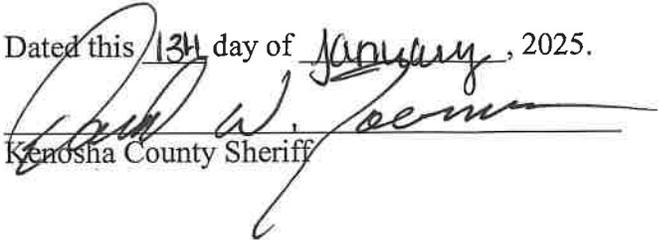
Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

AND ALL AMENDMENTS THERETO, SAID CONDOMINIUM BEING LOCATED IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN ON THE REAL ESTATE DESCRIBED IN SAID DECLARATION AND INCORPORATED HEREIN BY THIS REFERENCE THERETO.

PROPERTY ADDRESS: 8037 41st Avenue Unit 29C, Kenosha, WI 53142

TAX KEY NO.: 03-122-11-411-019

Phillip A. Norman, P.C.
Krysta Kerr
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 13th day of January, 2025.

Kenosha County Sheriff