

Planet Home Lending, LLC

Plaintiff,

vs.

Vince Cornell

Defendant.

NOTICE OF FORECLOSURE SALE

Case No. 24-CV-000887 Branch 3

The Honorable Heather Iverson

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 5, 2025 in the amount of \$168,742.41 the Sheriff will sell the described premises at public auction as follows:

TIME: May 7, 2025 at 9:30 a.m.

TERMS: Pursuant to said judgment, 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 is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the lobby of the Public Safety Building, 1000 55th Street.


DESCRIPTION: See attached Legal Description

PARCEL NUMBER: 81-4-223-183-0115

PROPERTY ADDRESS: 2022 Birch Rd Kenosha, WI 53140-1540

DATED: March 5, 2025

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



David W. Zoerner
Kenosha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

LEGAL DESCRIPTION:

Part of the Southwest 1/4 of Section 18, Township 2 North, Range 23 East of the Fourth Principal Meridian, in the Town of Somers, Kenosha County, Wisconsin, being more particularly described as follows: Beginning at the Northwest corner of said 1/4 Section; thence North 89 deg. 38' 00" East 227.23 feet to a point in the center of Birch Road and the point of beginning of lands hereinafter described; thence continue North 89 deg. 38' 00" East along the North line of said 1/4 Section 222.55 feet; thence South 00 deg. 10' 00" West 303.95 feet to the center of Birch Road; thence North 36 deg. 19' 40" West 375.71 feet to the place of beginning. EXCEPTING THEREFROM land conveyed by Warranty Deed recorded December 11, 1990 in Volume 1422 of Records, Page 800, as Document No. 856431, described as follows: Part of the Southwest 1/4 of Section 18, Town 2 North, Range 23 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin, described as follows: Commencing at the Northwest corner of said 1/4 Section; thence North 87 deg. 57' 40" East along the North line of said 1/4 Section, 318.00 feet to the present Easterly right-of-way line of Birch Road (so called); thence South 37 deg. 59' 30" East along said Easterly right-of-way line, which right-of-way line here is 33 feet Northeasterly from (at right angle) the centerline of said Birch Road, 49.41 feet to the point of beginning of the parcel of land to be herein described; thence continue South 37 deg. 59' 30" East along said Easterly right-of-way line, 257.27 feet to the East boundary line of grantor herein; thence North 1 deg. 38' 36" West parallel with the West line of said Quarter Section and along the said East boundary line of grantor herein, 11.81 feet; thence North 37 deg. 59' 30" West parallel with and 40 feet Northeasterly from (at right angle) the centerline of said Birch Road, 242.68 feet to a point that is 40 feet Southerly from (at right angle) the North line of said Quarter Section; thence South 87 deg. 57' 40 seconds West parallel with and 40 feet Southerly from (at right angle) the North line of said 1/4 Section, 8.65 feet to the point of beginning. ALSO EXCEPTING THEREFROM land contained in Instrument recorded on January 27, 2012, as Document No. 1663748. Said land being in the Town of Somers, County of Kenosha, State of Wisconsin, described as follows: Part of the Southwest 1/4 of Section 18, Town 2 North, Range 23 East of the Fourth Principal Meridian, lying and being in the Town of Somers, Kenosha County, Wisconsin, described as follows: Beginning at the Northwest corner of said 1/4 Section; thence East along the North line of said 1/4 Section, 331.05 feet to the intersection of said North line and being the center line of 15th Street and the Easterly right-of-way line of Birch Road and the point of beginning; thence Northwesterly along said right-of-way line 47.05 feet to the Southwesterly corner of the present corporate limits and C.S.M. 1620, Lot 4 as filed with the Kenosha County Land Information Office; thence Easterly along the Southerly line of said present corporate limits line and along the Northerly right-of-way line of 15th Street and parallel to the North line of said 1/4 Section, 349.10 feet to the center line of said Northerly right-of-way line of 20th Avenue; thence Southerly along said center line of 20th Avenue, 40.00 feet, to the intersection of 20th Avenue and 15th Street and the North line of said 1/4 Section; thence Westerly along said North line 10.64 feet: thence Southerly along said present corporate limits line 40.00 feet to the Southerly right-of-way line of said 15th Street; thence Westerly along said Southerly right-of-way line 70 feet, to the Northeasterly corner of a parcel described in Document No. 1642403 recorded with the Kenosha County Register of Deeds Office; thence Southerly along said parcel 119.22 feet; thence Westerly along said parcel, 80 feet: thence Northerly along said parcel 119.22 feet to the intersection of said parcel and the southerly right-of-way line of 15th Street; thence Westerly along said right-of-way line 143.85 feet to the intersection of said Southerly right-of-way line and the Easterly right-of-way line of Birch Road; thence Northwesterly along said Easterly right-of-way line, 47.05 feet to the point of beginning.