

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

Servis One, Inc. dba BSI Financial Services

Plaintiff,

Case No. 2024CV001147

v.

Jason Truax

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 5, 2025 in the amount of \$162,388.28, I will sell at public auction, located in the Public Safety Building Lobby, 1000 55th Street, Kenosha, WI 53140, on

September 10, 2025

At 9:30 AM, all of the following described premises, to wit:

LOT 292 GREATER KENOSHA LAND COMPANY'S FIRST SUBDIVISION, PART OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN. SAID LAND BEING IN THE CITY OF KENOSHA COUNTY, WISCONSIN.

Street Address: 7836 24th Avenue, Kenosha, WI 53143

Tax Key No. 04-122-12-178-011

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Kenosha County Clerk Of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Dated: 07-24-25


Sheriff of Kenosha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-01013

NOTE: This law firm is a debt collector.