

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

BANK FIVE NINE
f/k/a FIRST BANK FINANCIAL CENTRE
Plaintiff,

vs.

Case No. 2024CV000625
Case Class: Foreclosure
Case Code: 30404

BACKYARD DREAM STUDIO &
SOUNDSTAGE, LLC, ALEX J. KUDRNA
BACKYARD DREAM PRODUCTIONS, LLC
and **KEITH E. KUDRNA**

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of the Amended Judgment of Foreclosure entered in the above-entitled action on the 23rd day of July, 2025, in the amount of \$788,696.30, the Sheriff of Kenosha County will sell the described premises at public auction as follows:

DATE/TIME: September 3rd, 2025 at 9:30 a.m.

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: (1) Purchase shall be made in Cash; (2) 10% down in cash or cashier's check made payable to the Kenosha County Clerk of Court, with the balance due within 10 days of confirmation of sale, and the failure to pay the balance due will result in forfeit of deposit to Plaintiff (3) Property to be sold as a whole "AS IS, WHERE IS" and subject to all legal liens and encumbrances, tenant rights and leases, real estate taxes, accrued and accruing special assessments, if any, penalties and interest; (4) Purchaser to pay Purchaser to pay all recording fees, Wisconsin Real Estate Transfer Tax, and cost of title evidence; and (5) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: Sheriff's Sale to be held at the Public Safety Building Lobby: 1000 55th Street, Kenosha, WI 53140

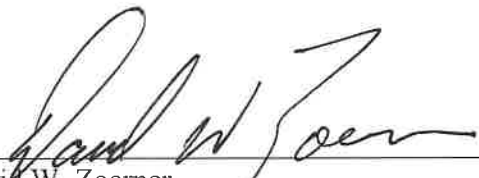
PROPERTY LEGAL DESCRIPTION:

That part of Lot 3, in Block 46, in the Southeast Quarter of Section 31, Town 2 North, Range 23 East of the Fourth Principal Meridian, described as follows: Commencing at the Southwest corner of said lot, at the intersection of the East line of 6th Avenue, with the North line of 59th Street; thence Northerly on the East line of 6th Avenue 119 ½ feet; thence Easterly parallel with the South line said lot, 106 feet to the center of alley; thence Southerly parallel with the East line of 6th Avenue, 119 ½ feet to the North line of 59th Street; thence Westerly on the North line of 59th Street, 106 feet to the place of beginning. Said land being in the City of Kenosha, Kenosha County, Wisconsin.

TAX KEY NO.: 12-223-31-488-005

PROPERTY ADDRESS: 5819 6th Avenue, Kenosha, WI 53140

Dated this 5th day of August, 2025.



David W. Zoerner
Sheriff of Kenosha County, Wisconsin

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