

Lakeview Loan Servicing, LLC

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 25 CV 318

vs

Vanessa Garcia, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 14, 2025 in the amount of \$305,391.22 the Sheriff will sell the described premises at public auction as follows:

TIME: December 3, 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: PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, IN TOWN 1 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, AT A POINT WHICH IS 639.3 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH ALONG AND UPON THE WEST LINE OF SAID QUARTER SECTION, 160 FEET; THENCE RUNNING EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 630 FEET; THENCE RUNNING SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION,

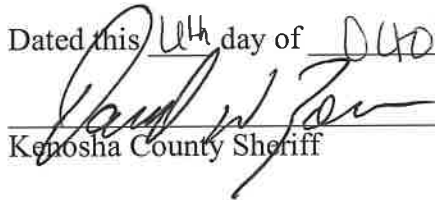
Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

160 FEET; THENCE RUNNING WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 630 FEET TO THE PLACE OF BEGINNING, AND LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN

PROPERTY ADDRESS: 11415 22nd Avenue, Pleasant Prairie, WI 53158

TAX KEY NO.: 93-4-123-303-0090

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

Dated this 14th day of October, 2025.

Kenosha County Sheriff