

ServBank, SB

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 22 CV 790

vs

Josef Frank Ruffalo, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 22, 2025 in the amount of \$154,526.10 the Sheriff will sell the described premises at public auction as follows:

TIME: January 7, 2026 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: Lot 18, Block 2, Pfennig and Bullamore's Orchard Knoll Subdivision, being part of the Northeast 1/4 of the Northwest 1/4 of Section 1, Town 1 North, Range 22 East of the Fourth Principal Meridian. Together with the East 1/2 of a Vacated alley adjoining said property on the West by Resolution No. 132-90, recorded in the Office of the Register of Deeds for Kenosha County, Wisconsin on July 12, 1990, in Volume 1402 of Records, page 845, as Documents No. 846554, Said land being in the City of Kenosha, County of Kenosha and State of Wisconsin.

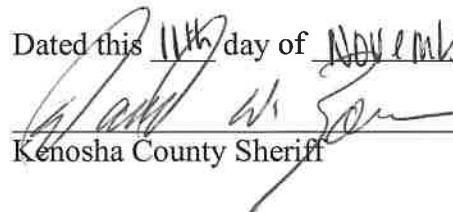
Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

PROPERTY ADDRESS: 6026 31st Avenue, Kenosha, WI 53142

TAX KEY NO.: 01-122-01-202-018

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 11th day of NOVEMBER, 2025


Kenosha County Sheriff