

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

KENOSHA COUNTY

LAKEVIEW LOAN SERVICING, LLC
Plaintiff,

Case No. 2024CV001198

vs.

BRIAN A. MADSON, KATHY A. MADSON, ET. AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 9, 2025, in the amount of \$178,854.79, the Sheriff of Kenosha County will sell the described premises at public auction as follows:

DATE/TIME: December 17, 2025 at 09:30 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Kenosha County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: at the Public Safety Building Lobby 1000 55th Street, Kenosha, WI 53140

PROPERTY LEGAL DESCRIPTION:

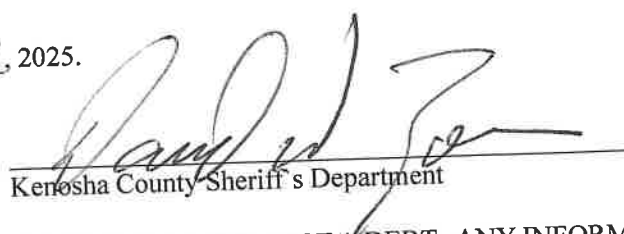
Lot 119 of H.C. Crook's Western Subdivision, being a part of the Southwest Quarter of Section 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, in the County of Kenosha and State of Wisconsin.

TAX KEY NO.: 01-122-01-367-009

PROPERTY ADDRESS: 7320 34th Avenue, Kenosha, WI 53142

Sara M. Schmeling
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Dated this 13th day of NOVEMBER, 2025.


Kenosha County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION
OBTAINED MAY BE USED FOR THAT PURPOSE.