

Deutsche Bank National Trust Company, as Trustee, on behalf of the
holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH4
Asset Backed Pass-Through Certificates, Series 2007-CH4

Plaintiff,

vs.

The Estate of Stephen Carl Derenchuk, Deceased, State Bank of the
Lakes, N.A. and Security Credit Services LLC

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 25-CV-000990 Branch 5

The Honorable David P. Wilk

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 17, 2025 in the amount of \$196,838.44 the

Sheriff will sell the described premises at public auction as follows:

TIME: March 25, 2026 at 9:30 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the lobby of the Public Safety Building, 1000 55th Street.

DESCRIPTION: LOT NINETY (90) OF H.C. CROOK'S WESTERN SUBDIVISION, OF PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION ONE (1) IN TOWN ONE (1) NORTH, OF RANGE TWENTY-TWO (22) EAST, EXCEPT THE FOLLOWING DESCRIBED PIECE OR PARCEL OF REAL ESTATE, TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF LOT NINETY (90); THENCE EAST ON AND UPON THE SOUTH LINE OF SAID LOT NINETY (90) A DISTANCE OF FIVE (5) FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT NINETY (90), A DISTANCE OF THIRTY-FIVE (35) FEET, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT NINETY (90) A DISTANCE OF FIVE (5) FEET AND TO THE WEST LINE OF LOT NINETY (90), THENCE SOUTH ON AND UPON THE SOUTHWEST CORNER OF LOT NINETY (90), SAID TO THE PLACE OF BEGINNING. ALSO PART OF LOT EIGHTY-NINE (89) OF H.C. CROOK'S WESTERN SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT EIGHTY-NINE (89); THENCE SOUTH ON AND UPON THE EAST LINE OF SAID LOT EIGHTY-NINE (89); TO A POINT WHICH IS THIRTY-FIVE (35) FEET NORTH OF THE SOUTH LINE OF SAID LOT EIGHTY-NINE (89); THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT EIGHTY-NINE (89) A DISTANCE OF ONE (1) FOOT AND FOUR INCHES, THENCE NORTH PARALLEL WITH THE EAST LINE OF LOT EIGHTY-NINE (89) AND TO THE NORTH LINE OF LOT EIGHTY-NINE (89); THENCE EASTERLY ON THE SAID NORTH LINE OF LOT EIGHTY-NINE (89) TO THE NORTHEAST CORNER OF LOT EIGHTY-NINE (89), AND TO THE PLACE OF BEGINNING. ALL LYING AND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN. Parcel #01-122-01-370-005

PROPERTY ADDRESS: 3425 Roosevelt Rd Kenosha, WI 53142-3936

DATED: January 21, 2026

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



David W. Zoerner
Kenosha County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.