

Mission Servicing Residential, Inc.

NOTICE OF FORECLOSURE SALE

Plaintiff,

vs.

Case No. 25-CV-000271 Branch 6
The Honorable Angelina Gabriele

Saul Melendez, Jane Doe Melendez, The United States of America acting by and through the Secretary of Housing and Urban Development, BCG Equities, LLC and Southern Lakes Credit Union - Main

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 28, 2025 in the amount of \$193,222.05 the Sheriff will sell the described premises at public auction as follows:

TIME: July 1, 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: See attached legal Description

PROPERTY ADDRESS: 2005 35th St Kenosha, WI 53140-5211

DATED: April 27, 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.

Legal Description:

The East Half of the following described property: Part of the Northwest Quarter of Section 30 Town 2 North, Range 23 East of the Fourth Principal Meridian, and more particularly described as: Commencing at a point which is 447 feet East of the point where the South line of 35th Street of Trustee's Subdivision of said Quarter Section intersects the East line of 22nd Avenue, and on the South line of 35th Street; thence East parallel with the South line of 35th Street 201 1/2 feet; thence South 330 feet on a line parallel with the East line of 22nd Avenue; thence West 201 1/2 feet on a line parallel with the South line on 35th Street; thence North 330 feet on a line parallel with the East line of 22nd Avenue to the point of beginning. Excepting therefrom the parcel of land conveyed to Donald P. Wirtz and wife by Warranty Deed recorded in Volume 423 of Deeds, pages 90-91, as Document No. 379602, described as follows: The East 25 feet of the South 130 feet of the following: Part of the Northwest Quarter of Section 30, in Town 2 North of Range 23 East of the Fourth Principal Meridian in the City of Kenosha, County of Kenosha and State of Wisconsin, and more particularly described as follows to-wit: Commencing at a point which is 447 feet East of the point where the South line of 35th Street of Trustee's Subdivision of said Quarter Section intersects the East line of 22nd Avenue, and on the South line of 35th Street; thence East parallel with the South line of said 35th Street 201 1/2 feet; thence South 330 feet on a line parallel with the East line of 22nd Avenue; thence West 201 1/2 feet on a line parallel with the South line of 35th Street; thence North 330 feet on a line parallel with the East line of 22nd Avenue to the point of beginning. Also excepting therefrom the parcel of land conveyed to the City of Kenosha for Street purposes recorded in Volume 499 of Records, Page 12, as Document No. 398915, described as follows: Part of the Northwest Quarter of Section Thirty (30), Town Two (2) North, Range Twenty-three (23) East of the Fourth Principal Meridian to wit: Beginning on the South line of Block 3 of Trustee's Subdivision, a plat of record, at a point which is 547.75 feet East of the East line of 22nd Avenue as laid out and platted in said subdivision; thence East 75.75 feet; thence North parallel to the East line of said 22nd Avenue 25.01 feet; thence West parallel to the South line of the aforesaid block 3, 75.75 feet; thence South parallel to the East line of 22nd Avenue 25.01 feet and to the point of beginning, lying and being in the City of Kenosha, County of Kenosha, and State of Wisconsin. Also excepting therefrom the parcel of land conveyed to Clarence F. Renick and Alice Renick, husband and wife, as joint tenants, dated May 1, 1959 and recorded May 4, 1959 in Volume 510 of Records, page 640, as Document No. 403006, described as follows: The South one hundred five (105) feet of the following described parcel of land: The East half of the following described property: Part of the Northwest quarter of Section 30, Town 2 north, Range 23 East of the Fourth Principal Meridian, viz.: Commencing at a point which is four hundred forty-seven (447) feet East of the point where the South line of 35th Street of Trustee's Subdivision of said quarter section intersects the East line of 22nd Avenue; thence East parallel with the South line of 35th Street two hundred one and 1/2 (201 1/2) feet; thence South three hundred thirty (330) feet on a line parallel with the East line of 22nd Avenue; thence West two hundred one and 1/2 (201 1/2) feet on a line parallel with the South line of 35th Street; thence North three hundred thirty (330) feet on a line parallel with the East line of 22nd Avenue to the point of beginning. Excepting therefrom the parcel of land conveyed to Donald P. Wirtz and wife by deed recorded in Volume "423" of Deeds, pages 90-91, Document No. 379602, and the parcel of land conveyed to City of Kenosha for street purposes recorded on Volume "499" of Records, Page 12, Document No. 398915. Said Parcel of land is part of Lot one (1), Block three (3) of Trustee's Subdivision, a recorded plat of record. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. And Excepting Therefrom the East 50 Feet thereof. Said Parcel of land is part of Lot one (1), Block three (3) of Trustee's Subdivision, a recorded plat of record. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Tax Parcel #11-223-30-252-006