

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

SOUTHERN LAKES CREDIT UNION,

Plaintiff,

v.

NOTICE OF FORECLOSURE SALE

Case No: 25-CV-001064

SHARON L. STEPHAN, et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 25, 2026, in the amount of \$85,969.37, the Sheriff will sell the described premises at public auction as follows:

DATE: **October 14, 2026**

TIME: **9:30 a.m.**

PLACE: **Lobby – Public Safety Building
1000 55th St., Kenosha**

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 Kenosha County 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 (10) 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 real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: Lot 19 in Block 12 of HIGHLAND PARK SUBDIVISION

– Unit No. 4, according to the recorded plat thereof. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

PROPERTY ADDRESS: 1712 87th St., Kenosha, WI 53143

Tax Key No: 06-123-18-226-019

Dated: September 4, 2026.

A handwritten signature in blue ink, appearing to read "David W. Zoerner", is written over a horizontal line.

David W. Zoerner, Sheriff
Kenosha County, Wisconsin

Michael A. Sosnay
Attorney for Plaintiff
Darnieder & Sosnay
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