

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

NSQUARED LENDER, LLC,

Plaintiff,

**NOTICE OF FORECLOSURE
SALE**

-vs-

Case No. 2019CV321

REZA TOULABI and FERESHTEH
TOULABI
THE PALMER 67 TRUST
UNITED STATES OF AMERICA,

Code: 30404

Defendants.

PLEASE TAKE NOTICE, that by virtue of an Order and Judgment of Foreclosure entered into the above-entitled action on August 21, 2019, in the amount of \$1,141,333.40 in favor of the Plaintiff, NSquared Lender, LLC and against the Defendants, Reza Toulabi, Fereshteh Toulabi and The Palmer 67 Trust, the undersigned sheriff of Kenosha County, Wisconsin, will sell at public auction in the lobby of the Kenosha County Sheriff's Department Public Safety Building, 1000 – 55th Street, Kenosha, Kenosha County, Wisconsin, on the 30th day of October, 2019, at 10:00 o'clock in the forenoon of that day, the real estate and mortgaged premises directed by said judgment to be sold, and therein described as follows:

The South 59 feet of Lot 6 and the North 46 feet of Lot 7 in Lakewood Subdivision, of Part of the SW1/4 of Section 5, T1N R23E of the Fourth Principal Meridian. Said land being in the City of Kenosha, County of Kenosha, State of Wisconsin.

Tax Key No. 05-123-05-332-008
STREET ADDRESS: 108 68TH Place, Kenosha, WI 53143

Terms of Sale: Cash.

Down Payment: Ten Percent (10%) of Bid by cash or cashier's check or certified funds, made payable to the Kenosha County Clerk of Courts. At the sale, the successful bidder must deposit with the Sheriff a check payable to Kenosha County Register of Deeds in the amount of the applicable real estate transfer tax. The balance of the successful bid must be paid to the Clerk of

Court in cash, cashier's check or certified funds upon the court's confirmation of the sale.

Upon confirmation of the sale, the purchaser shall receive a sheriff's deed, subject to the express conditions that the property is sold subject to existing real estate tax, accrued and accruing special assessments, if any, and that there are no warranties of title; the property is sold without escrow and in "AS IS" condition. Purchaser to pay all transfer and recording fees and any cost of title evidence.

Dated at Kenosha, Wisconsin, this 30th day of September, 2019.



David G. Beth, Sheriff
Kenosha County

TORHORST LAW OFFICES LLC
Richard W. Torhorst
Attorney for Plaintiff
P.O. Box 1300
Lake Geneva WI 53147-1300
Telephone (262) 248-3333
Facsimile (262) 248-2595
Email: torhorstlaw@genevaonline.com