

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2005-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2005-4

Plaintiff,

Case No. 2019CV000465

v.

Timothy P. Reyes, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on June 26, 2019 in the amount of \$169,804.43, I will sell at public auction, in the Public Safety Building Lobby, located at 1000 55<sup>th</sup> Street, Kenosha, WI 53140, on

**January 8, 2020**

At 10:00 AM, all of the following described premises, to wit:

PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE POINT WHICH IS 40 RODS AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 30; AND ON THE EAST LINE OF 22ND AVENUE AS EXTENDED NORTH; THENCE NORTH ON THE EAST LINE OF 22ND AVENUE 53 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID 1/4 SECTION 125 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF 22ND AVENUE 53 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE 125 FEET AND TO THE PLACE OF BEGINNING, TO BE HEREAFTER KNOWN AS LOT 89 OF BRUNS SUBDIVISION OF PART OF SAID NORTHWEST 1/4 OF SECTION 30 WHEN THE SAME IS PLACED ON RECORD. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

Street Address: 3563 22nd Avenue, Kenosha, WI 53140

Tax Key No. 11-223-30-253-008

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications

as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on December 5, 2019



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Sheriff of Kenosha County, Wisconsin

Codilis, Moody & Circelli, P.C.

Attorneys for Plaintiff

50-19-00844

**NOTE: This law firm is a debt collector.**