

Legal Notice

1st pub April/May __, __ and __.

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

BRANCH 4

Charles C. McElroy, Plaintiff

Vs.

Raymond T. Michalek and MidFirst Bank, Defendants

Case No. 18-CV-001281

Case Code: 30404

Mortgage Foreclosure

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of the amended foreclosure judgment (the "Judgment") entered by the Court in the above captioned action on June 4, 2019 in the amount of \$26,920.50, a junior lien, the undersigned Sheriff of Kenosha County will sell at public auction on June 3rd, 2020 at 10:00 a.m. in the lobby of the Public Safety Building, located at 1000 55th Street, Kenosha, Wisconsin 53140, the following real estate in accordance with the following sale terms:

Property address:

4416 75th Street, Kenosha, Wisconsin 53142.

Property ID: 91-4-122-024-0104

Legal Description:

The South 154 feet of the following described real estate, to wit: Lot 6 and 1 foot off the entire West side of Lot 7 of Fair Oaks Subdivision, of part of the West ½ of the Southeast ¼ of Section 2, Town 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin; EXCEPTING THEREFROM lands recorded in volume 537 of deeds, page 605 and volume 532 of deeds, page 501, for street purposes.

- 1) Ten percent (10%) of sale price required as down payment (the "Deposit") at the time of Sheriff's sale by cash, certified funds or cashier's check made payable to the Clerk of Courts.
- 2) Balance of sale price is due within 10 days of the confirmation of sale by the Court. Failure to pay balance within 10 days of the confirmation of sale will result in forfeiture of the Deposit. If the sale is set aside for any reason other than for Purchaser's failure to pay balance of purchase price upon confirmation of sale, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

3) Property to be sold as a whole "as is, where is, and with all faults" and subject to all real estate taxes, special assessments and penalties and interest, if any, and all other liens and encumbrances. Purchaser shall pay the cost of title evidence and any applicable Wisconsin Real Estate Transfer Tax.

Dated April 7, 2020.



David G. Beth, Sheriff
Kenosha County, Wisconsin
Plaintiff's Attorney:
Rose & Rose
By Terry W. Rose
5529 – 6th Avenue, Kenosha, WI 53140
262-658-8550