

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

KENOSHA COUNTY

GRAND AVENUE MORTGAGE
LOAN TRUST 2017-RPL1

Plaintiff,

Case No.: 19 CV 1317
Case Code: 30404
Foreclosure of Mortgage

vs.

NOTICE OF SHERIFF'S SALE

SCOTT L. MCMANAMAN A/K/A
SCOTT LEE MCMANAMAN, ET AL.

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 2, 2020 in the amount of \$119,432.22 the Sheriff will sell the described premises at public auction as follows:

DATE/TIME: AUGUST 19, 2020 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash, cashier check, or bank-certified funds made payable to the Kenosha County Clerk of Courts; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the proceeds of the sale. 4.) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155. 5.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective.

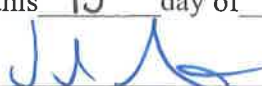
PLACE: at the Public Safety Building Lobby 1000 55th Street, Kenosha, WI 53140

DESCRIPTION: The West 50 feet of Lots 6 and 7, Block 2 of Edgewood Subdivision, of part of the Southeast Quarter of Section 35, Town 2 North, Range 22 East of the Fourth Principal Meridian, according to the plat and survey of said subdivision on file and of record in the Office of the Register of Deeds for Kenosha County, Wisconsin, lying and being in the City of Kenosha, County of Kenosha, State of Wisconsin.

PROPERTY ADDRESS: 5809 41ST Avenue, Kenosha, WI 53144

TAX KEY NO.: 08-222-35-487-006

Sara M. Schmeling
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5225 N. Ironwood Road, Suite 121
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Dated this 13th day of July, 2020.


Sheriff David G. Beth
Kenosha County Sheriff

MARINOSCI LAW GROUP, P.C. IS THE CREDITOR'S ATTORNEY AND IS ATTEMPTING TO COLLECT A DEBT ON ITS BEHALF. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.