

STATE OF WISCONSIN
KENOSHA COUNTY CIRCUIT COURT-NOTICE OF SHERIFF'S SALE
Foreclosure of Condominium Lien

Case No. 2020CV000215

LEXINGTON VILLAGE UNIT OWNERS ASSOCIATION, INC.

Plaintiff,

vs.

GAIL L. KRANZ

Defendant.

By virtue of and pursuant to a Judgment of foreclosure of said Circuit Court in the above entitled action which was entered on June 1, 2020, in the amount of \$4,075.70, I shall expose for sale and sell at public auction at the lobby of the Public Safety Building located at 1000 55th Street, Kenosha, WI 53140 in **Kenosha County, Wisconsin, on the 2nd day of December, 2020, at 10:00 a.m.** the following described premises at public auction:

Legal Description:

Unit 804, Building 8 of Lexington Village Condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration for Lexington Village Condominiums" dated August 9, 2006 and recorded August 14, 2006 in the office of the Register of Deeds for Kenosha County, Wisconsin, as Document No. 1490746 and by a Condominium Plat Document No. 1490747 therefore and all amendments to any of those Condominium Documents:

Together with all appurtenant rights, title and interests, including (without limitations);

- a. The undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
- b. the right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
- c. membership in the Lexington Village Condominium Association, Inc. (hereafter the "Owner's Association"), a Wisconsin Corporation, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or By Laws for such Owner's Association.

EXCEPTING THEREFROM those lands conveyed to the Wisconsin Department of Transportation by Warranty Deed recorded December 2, 2019, as Document No. 1856024.

Said land being in the Village of Pleasant Prairie, County of Kenosha, State of Wisconsin.

Tax Key # 91-4-122-092-0482

Location of Property/Address: 8201 Lexington Place #4 Pleasant Prairie, WI 53158

Type of Property: Condominium

TERMS OF SALE: 10% Down-Cash, Cashier's Check or Certified Check (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 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 liens and encumbrances.

Dated at Milwaukee, WI this 24 day of September, 2020.



David G. Beth
Sheriff, Kenosha County, WI

John Paul Perla, Jr.
Attorney for Plaintiff,
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Brookfield, WI 53005
State Bar No. 01018415