

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

SOUTHERN LAKES CREDIT UNION,

Plaintiff,

v.

**NOTICE OF FORECLOSURE SALE**

Case No: 21-CV-001133

ESTATE OF TIMOTHY J. TRAUT,

Defendant.

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 9, 2022, in the amount of \$57,601.25, the Sheriff will sell the described premises at public auction as follows:

DATE: **March 30, 2022**

TIME: **10:00 a.m.**

PLACE: **Public Safety Building Lobby  
1000 55<sup>th</sup> St., Kenosha**

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to Kenosha County Clerk of Courts (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 (10) 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 real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: Lots Nine (9) and Ten (10) in Block Fourteen (14) of NICHOLS & HOLMES ADDITION to part of the Northeast Quarter of Section Six (6), Township One (1) North, Range Twenty-three (23) East of the Fourth Principal Meridian, as per plat and survey of said Subdivision on file and of record in the office of the Register of Deeds in and for the County of Kenosha

in the State of Wisconsin, EXCEPTING AND RESERVING THEREFROM Sixty-nine (69) feet in width from and off the entire East side of said Lots Nine (9) and Ten (10) and ALSO EXCEPTING AND RESERVING THEREFROM Forty-two (42) feet in width from and off the entire South side of said Lot Nine (9); said premises lying and being in the City of Kenosha, in the County and State aforesaid.

PROPERTY ADDRESS: 923 63<sup>rd</sup> St., Kenosha, WI 53143

Dated: February 11, 2022.

A handwritten signature in blue ink, appearing to read 'D. G. Beth', is written over a horizontal line.

David G. Beth, Sheriff  
Kenosha County, Wisconsin

Mark C. Darnieder  
Attorney for Plaintiff  
Darnieder & Sosnay  
735 N. Water St., Suite 205  
Milwaukee, WI 53202