

U.S. Bank National Association,

Plaintiff,

vs.

Case No. 2019CV000306

Deborah Baker; Wisconsin Electric Power Company, dba WE Energies; Cottonwood Financial Wisconsin, LLC;
United Hospital System Inc.; Ascension Services; Jennifer L. Wienke,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 24, 2019, in the amount of \$193,276.26, I will sell at public auction in the lobby of the Public Safety Building, located at 1000 55th Street, Kenosha, WI 53140, on **April 20, 2022, at 10:00 AM**, all of the following described premises, to wit:

Part of the Southeast 1/4 of Section 1, Township 1 North, Range 22 East of the 4th Principal Meridian, more particularly described as follows: Commencing at a point in the West line of 22nd Avenue which is 240 feet North of the North line of 75th Street; thence North along said West line of 22nd Avenue, 69.5 feet; thence West parallel with the North line of 75th Street, 136.1 feet; thence South parallel with the West line of 22nd Avenue, 69.5 feet; thence East 136.1 feet to the Place of Beginning and lying and being in the City of Kenosha, County of Kenosha, State of Wisconsin.

Tax Key No. 01-122-01-482-024

Address: 7422 22nd Avenue, Kenosha, WI 53143

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE:

1. At the time of sale: a downpayment (CASH, CASHIER'S CHECK OR CERTIFIED FUNDS made payable to the Kenosha County Clerk of Courts only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
 - a. The balance due on the sale;
 - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
 - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED: March 16, 2022.

Bass & Moglowsky, S.C.
Attorneys for Plaintiff



Sheriff of Kenosha County, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.