

NEWTEK SMALL BUSINESS FINANCE, LLC,

CASE NO. 21-CV-1014

Plaintiff,

FORECLOSURE
CASE CODE – 30404

vs.

NOTICE OF SHERIFF'S
SALE

RWBB, LLC;
KRISTINE BRITTICH;
VALIANT ELECTRIC INC.;
STATE OF WISCONSIN DEPARTMENT OF REVENUE;
VEND LEASE COMPANY INC.;
U.S. SMALL BUSINESS ADMINISTRATION,

Defendants.

By virtue of a Judgment of Foreclosure made in the above-captioned action on January 31, 2022, in the amount of \$407,077.73, I will sell at public auction in the lobby of the Public Safety Building, 1000 55th Street, Kenosha WI 53140, on August 24, 2022, at 10:00 A.M. all of the following described mortgaged premises, to wit:

PARCEL 1:

Part of the South One-half (1/2) of the Northeast One-quarter (1/4) of Block Twenty-nine (29), in the Southeast One-quarter (1/4) of Section Thirty (30), Township Two (2) North, Range Twenty-three (23) East, and more particularly described as: Beginning at a point 4 rods North of the Southeast corner thereof; thence running West parallel to the South line thereof, a distance of 140 feet; thence running North parallel to the East line thereof, a distance of 32 feet; thence running East parallel to the South line of said Block, a distance of 140 feet; thence running South on the East line of said Block a distance of 32 feet and to the point of beginning, and lying and being in the City of Kenosha, Kenosha County, Wisconsin.

PARCEL 2:

The East 140 feet of the following: The South One-half (1/2) of the Northeast One-quarter (1/4) of Block Twentynine (29), in the Southeast One-quarter (1/4) of Section Thirty (30), Township Two (2) North, Range Twenty-three (23) East, excepting and reserving therefrom 4 rods in width from and off the entire South side; also excepting and reserving therefrom the following: Commencing at a point 4 rods North of the Southeast corner thereof; thence running West parallel to the South line thereof a distance of 140 feet; thence running North parallel to the East line thereof, a distance of 32 feet; thence running East parallel to the South line thereof, a distance of 140 feet; thence running South on the East line of said Block,

a distance of 32 feet to the point of beginning; said premises lying and being in the City of Kenosha, Kenosha County, Wisconsin.

Parcel ID Nos.: 11-223-30-451-023 (Parcel 1) & 11-223-30-451-024 (Parcel 2)

The above property is commonly known as: 4118 Seventh Avenue, Kenosha, Wisconsin (Parcel 2) and 4120 Seventh Avenue, Kenosha, Wisconsin (Parcel 1)

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 19th day of July 2022, at Kenosha, Wisconsin.

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
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Milwaukee, WI 53212
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David G. Beth
SHERIFF OF KENOSHA COUNTY, WI