

PNC Bank, National Association

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 22 CV 303

vs

Siegfried Jansen, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 30, 2022 in the amount of \$207,903.65 the Sheriff will sell the described premises at public auction as follows:

TIME: February 22, 2023 at 9:30 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; 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 from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

DESCRIPTION: PART OF THE NORTH 1/2 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 27 AT A POINT WHICH IS 387.31 FEET EAST OF THE CENTER LINE OF HIGHWAY 31 OR THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 87 DEGREES 09 MINUTES 30 SECONDS EAST ALONG AND UPON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 230 FEET; THENCE DUE SOUTH 465.1 FEET TO A

Phillip A. Norman, 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.

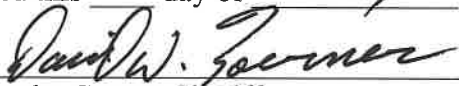
POINT IN A SMALL LAKE OR LAGOON; THENCE NORTH 89 DEGREES 14 MINUTES WEST 230 FEET; THENCE DUE NORTH 476.5 FEET TO BEGINNING; ALSO, THE WEST 30 FEET OF THE FOLLOWING: BEGIN ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 27, AT A POINT WHICH IS 617.31 FEET EAST OF THE CENTER LINE OF HIGHWAY NO. 31 OR THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE SOUTH 87 DEGREES 09 MINUTES 30 SECONDS EAST ALONG UPON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 230 FEET; THENCE DUE SOUTH 458.22 FEET TO A POINT IN A SMALL LAKE OR LAGOON; THENCE NORTH 89 DEGREES 14 MINUTES WEST 191.3 FEET TO A POINT IN THE SAID LAKE OR LAGOON; THENCE NORTH 60 DEGREES 20 MINUTES 30 SECONDS WEST, 44.23 FEET TO A POINT IN THE SAID LAKE OR LAGOON; THENCE DUE NORTH 445.19 FEET TO THE PLACE OF BEGINNING.

PROPERTY ADDRESS: 6609 107th Street, Pleasant Prairie, WI 53158

TAX KEY NO.: 9241222720175

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 10 day of January, 2023.


Kenosha County Sheriff