

US Bank Trust National Association, Not In Its Individual
Capacity But Solely As Owner Trustee For VRMTG Asset
Trust

NOTICE OF FORECLOSURE SALE

Plaintiff,

Case No. 23-CV-000366

vs.

Thomas J. Devine and Portfolio Recovery Associates, LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 12, 2023 in the amount of \$143,627.38 the Sheriff will sell the described premises at public auction as follows:

TIME: December 4, 2024 at 10:00 a.m.

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 the 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 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. MINIMUM BIDDER QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: In the Lobby of Dodge County Sheriff's Department, 124 West Street, Juneau, WI 53039

DESCRIPTION: Lot 6, Certified Survey Map No. 6890, recorded in the office of the Register of Deeds for Dodge County, Wisconsin, in Volume 47 of Certified Survey Maps, Page 70, as Document No. 1208950, located in the City of Watertown, County of Dodge, State of Wisconsin, being a part of Block 1 and Lot 1, Block 1 of Lounsbury's Addition, located in the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 9 North, Range 15 East.

PROPERTY ADDRESS: 311 E Spaulding St Watertown, WI 53098-1923

DATED: October 2, 2024

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



Dale J. Schmidt
Dodge County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.