

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. 19-CV-000339

vs.

Meggan M. Kramen, John David Kramen and Sauk County Clerk of Circuit Court

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 19, 2024 in the amount of \$203,881.00 the Sheriff will sell the described premises at public auction as follows:

TIME: June 25, 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.

PLACE: On the steps of the Sauk County Courthouse, Baraboo, Wisconsin

DESCRIPTION: Lots 1, 2 and 4, Certified Survey Map No. 6640, recorded in the office of the Register of Deeds for Sauk County, Wisconsin, in Volume 40 of Certified Survey Maps, Page 6640, as Document No. 1165063, located in the Village of Merrimac, County of Sauk, State of Wisconsin. Tax Parcel #151-0098-01000; 151-0098-02000 and 151-0098-04000

PROPERTY ADDRESS: 231 School St Merrimac, WI 53561-9518

DATED: April 18, 2024

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
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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.