

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

Plaintiff,

Case No. 2024CV000156

v.

Adam Banas, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on May 22, 2024 in the amount of \$65,993.96, I will sell at public auction, located in Room A136, Marathon County Sheriff's Office, Marathon County Courthouse, 500 Forest Street, Wausau, WI 54403, on

December 3, 2024

At 9:00 AM, all of the following described premises, to wit:

LOT SIXTEEN (16), IN BLOCK SIX (6), OF A.A. BOCK'S LAKE PARK ADDITION, IN THE CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, ALSO DESCRIBED IN CERTIFIED SURVEY MAP NO. 2722 RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS ON PAGE 195, AS DOCUMENT NO. 773448.

Street Address: 1241 S. 11th Avenue, Wausau, WI 54401
Tax Key No. 291-2907-353-0432

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on OCTOBER 18, 2024


Sheriff of Marathon County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-00263

NOTE: This law firm is a debt collector.