

U.S. Bank National Association, not in its individual capacity but solely as indenture trustee, for the holders of the CIM Trust 2021-R3, Mortgage-Backed Notes, Series 2021-R3

NOTICE OF FORECLOSURE SALE

Case No. 22-CV-000181

Plaintiff,

vs.

The Estate of Jeffrey Brown, Deceased, Cheryl Marie Brown a/k/a Cheryl Marie Krebs and State of Wisconsin, Department of Children and Families

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 3, 2022 in the amount of \$129,859.07 the Sheriff will sell the described premises at public auction as follows:

TIME: January 4, 2023 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: At the front door of the Wood County Courthouse, City of Wisconsin Rapids, Wood County

DESCRIPTION: LOT 1 OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 1605 (RECORDED IN VOLUME 6 OF SURVEY MAPS AT PAGE 105, AS DOCUMENT NO. 562555) BEING PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 6 EAST, TOWN OF SARATOGA, WOOD COUNTY, WISCONSIN. INCLUDING PART OF WOOD COUNTY CERTIFIED SURVEY MAP NO. 5045 (RECORDED IN VOLUME 17 OF SURVEY MAPS AT PAGE 245, AS DOCUMENT NO. 734919).

PROPERTY ADDRESS: 1511 Highland Ave Wisconsin Rapids, WI 54494-8563

DATED: November 3, 2022

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



Shawn Becker
Wood 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.