

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2023-A

Plaintiff,

Case No. 2024CV001736

v.

Justin Rolfson a/k/a Justin J, Rolfson, et al.

Defendants.

RECEIVED
FEB 06 2025
WAUKESHA COUNTY
SHERIFF'S DEPARTMENT

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on December 17, 2024 in the amount of \$300,908.30, I will sell at public auction, located in the lobby of the Sheriff's Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188, on

March 26, 2025

At 10:00 AM, all of the following described premises, to wit:

LOT 4, BLOCK 7, IN OAKDALE, BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE VILLAGE OF WAUKESHA (FORMERLY TOWN OF WAUKESHA), WAUKESHA, WISCONSIN.

Street Address: S46W25275 Meadow View Court E, Waukesha, WI 53189
Tax Key No. WAKT1380102

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, 10% down payment is payable to Waukesha County Sheriff's Department and the balance is 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 2-6-2025

Eric Severson
Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-01097

NOTE: This law firm is a debt collector.