

U.S. Bank Trust National Association, as Trustee of The Lodge Series III Trust,

NOTICE OF SHERIFF'S SALE
Case Number: 19CV181

Plaintiff,

vs.

Estate of Benjamin J. Lombard,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 19, 2019, in the amount of \$86,938.89, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: July 29, 2020 at 10:00 AM

- TERMS:**
1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Dunn County Sheriff. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
 2. The property is sold "as is" and subject to all legal liens and encumbrances.
 3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE: at the south main entrance of the Dunn County Judicial Center, 615 Stokke Parkways, Menomonie, WI 54751

Property description:
That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-Five (25), Township Twenty-Eight (28) North, Range Thirteen (13) West, City of Menominee, Dunn County, Wisconsin, described as follows:

Commencing at a point on the East line of 14th Street, 281 feet North of the Northwest corner of Lot 1, Block 3, Anstett's 2nd Addition, thence East 132 feet; thence North 99 feet to the center of 2nd Avenue; thence West 132 feet to the East line of 14th Street; thence South 99 feet to the point of beginning.

Tax Key No: 1725122813252300013

Property Address: 202 14th Street SE, Menomonie, WI 54751

Randall S. Miller & Associates, LLC
Attorney for Plaintiff

342 N. Water Street, Suite 613
Milwaukee, WI 53202

(414) 937-5992

Dated this 15th day July, 2020



Dunn County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.