

RECEIVED OCT 28 2025

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

U.S. 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. 18-CV-001803

vs.

The Estate of Patrick A. Wiza, Deceased

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 12, 2018 in the
amount of \$134,841.25 the Sheriff will sell the described premises at public auction as follows:

TIME:

December 10, 2025 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
Waukesha County Sheriff's Dept. (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:

In the main lobby of the Sheriff Department/Justice Center, Door #8 (new
building behind courthouse)

DESCRIPTION:

Lot 9, in Block 2, in Alan Acres, a subdivision according to the recorded map
or plat thereof, in the City of New Berlin, County of Waukesha, State of
Wisconsin.

PROPERTY ADDRESS:

2828 S Franklin Dr New Berlin, WI 53151-3859

DATED:

October 21, 2025

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

Eric Severson

Eric Severson
Waukesha 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.