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STATE OF WISCONSIN CIRCUIT COURT WAUKESHA COUNTY

US Bank Trust National Association, not in its individual capacity but solely as owner Trustee for VRMTG Asset Trust

Plaintiff,

Case No. 2025CV001247

v.

Scott J. Schloemer, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 29, 2025 in the amount of $188,721.58, 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

December 9, 2026

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

LOT ONE (1) OF CERTIFIED SURVEY MAP NO. 9943 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR WAUKESHA COUNTY ON DECEMBER 29, 2004, IN VOLUME 92, PAGES 301-303, AS DOCUMENT NO. 3236957, BEING PART OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP FIVE (5) NORTH, RANGE TWENTY (20) EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

Street Address: W180S8025 Pioneer Dr, Muskego, WI 53150
Tax Key No. MSKC2222987002

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 10/29/2026

Eric Severson

Sheriff of Waukesha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-00716
NOTE: This law firm is a debt collector.