

US 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. 20-CV-000166

vs.

Renee A. King a/k/a Renee Anne King, Joseph N. Morro, Jerry  
Szczepaniak a/k/a Jaroslaw Szczepaniak, Jane Doe Szczepaniak  
a/k/a Barbara Szczepaniak, Hunter & Hess, U.S. Bank National  
Association, as Trustee of CVI Loan GT Trust 1, Cottonwood  
Financial WI LLC DBA The Cash Store and State of Wisconsin

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 10, 2021 in the amount of  
\$150,282.46 the Sheriff will sell the described premises at public auction as follows:

TIME: June 14, 2022 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: In the lobby of the Justice Center, 200 Oak Street, City of Mauston, County of Juneau

DESCRIPTION: PARCEL 1: Lot Thirty-five (35) of Certified Survey Map Number 519 located in the Northeast Quarter (NE ¼) of Section Four (4), Township Seventeen (17) North, Range Four (4) East, Town of Germantown, Juneau County, Wisconsin, recorded in Volume 2 of Certified Survey Maps at Page 283 as Document # 260449.  
PARCEL 2: Lot Thirty-six (36) of Certified Survey Map Number 519 located in the Northeast Quarter (NE ¼) of Section Four (4), Township Seventeen (17) North, Range Four (4) East, Town of Germantown, Juneau County, Wisconsin, recorded in Volume 2 of Certified Survey Maps at Page 283 as Document # 260449.

PROPERTY ADDRESS: W5071 Morros Mile Rd Necedah, WI 54646-7300

DATED: April 20, 2022

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

Please go to [www.gray-law.com](http://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.