

US BANK TRUST, NATIONAL ASSOCIATION, Not in its Individual Capacity,
But solely as owner Trustee for VRMTG Asset Trust Plaintiff

Case No. 21 CV 486

Vs.

NOTICE OF SHERIFF'S SALE

ALEJANDRO SALAZAR, et al.
Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure granted January 10, 2022 and entered on January 11, 2022, in the amount of \$130,853.30, the Rock County Sheriff will sell the premises described below at public auction as follows:

DATE/TIME: July 27, 2022 at 10:00 AM.

- TERMS:**
- 1.) Sale to be conducted in person, and
 - 2.) 10% down in cash, cashier's check, certified funds, or money order at the time of sale; Balance due within 10 days of confirmation of sale; and
 - 3.) Failure to pay balance due will result in forfeit of deposit to plaintiff, and
 - 4.) Property sold "as is" and subject to all legal liens, encumbrances, and payment of applicable transfer taxes and recording fee by purchaser(s).
 - 5.) **MINIMUM BIDDER QUALIFICATIONS.** No 3rd-party bidder may submit a bid at a sale of mortgaged premises unless the 3rd-party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: In the Lobby of the Rock County Courthouse, located at 51 South Main Street, Janesville, Wisconsin.

PROPERTY DESCRIPTION:

Lot 1 of a Certified Survey Map recorded October 31, 1958, in Volume 1 of Certified Survey Maps, on Page 18, as Document No. 604149, in the Office of the Register of Deeds for Rock County; being part of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 2 North, Range 12 East of the 4th P.M., in the City of Janesville, Rock County, Wisconsin.

ADDRESS: 1406 S. Pearl St. Janesville, WI 53546

TAX KEY NO: 241 0402300282

Cummisford, Acevedo & Associates, LLC
Attorney for Plaintiff
Mark R. Cummisford, State Bar # 1034906
7071 South 13th Street, Suite #100
Oak Creek, WI 53154
414-761-1700

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Dated this 20th day of June 2022.



Troy Knudson, Rock County Sheriff
By: Deputy Bitter

Cummisford, Acevedo & Associates, LLC is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.