

---

US Bank Trust National Association, Not In Its  
Individual Capacity But Solely As Owner Trustee For  
VRMTG Asset Trust

Plaintiff,

Case No. 2022CV001125

v.

Derek W. Schyvinck, et al.

Defendants.

---

NOTICE OF SHERIFF'S SALE

---

By virtue of a judgment of foreclosure made in the above-entitled action on March 30, 2023 in the amount of \$115,849.14, I will sell at public auction, located at the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, on

**October 4, 2023**

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

LOT 45 OF DOE'S ADDITION TO THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN.

EXCEPTING THEREFROM THAT PART OF LOT 45 OF DOE'S ADDITION TO THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF SAID LOT 45; THENCE S. 58 DEGREES 42'30" W., 131.14 FEET TO THE WESTERLY LINE OF SAID LOT; THENCE N. 36 DEGREES 54'15" W., ALONG SAID WESTERLY LINE, 10.96 FEET TO THE NW CORNER OF SAID LOT; THENCE N. 63 DEGREES 25'25" E., ALONG THE NORTHERLY LINE OF SAID LOT, 132.65 FEET TO THE PLACE OF BEGINNING.

ALSO, THAT PART OF LOT 44, DOE'S ADDITION TO THE CITY OF JANESVILLE, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 44; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 44, 66.05 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 44; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 44, 11.87 FEET; THENCE NORTHWESTERLY ALONG A LINE PERPENDICULAR TO THE SOUTHERLY LINE OF LOT 44, 64.98 FEET TO THE POINT OF BEGINNING.

Street Address: 164 S. Jackson Street, Janesville, WI 53548  
Tax Key No. 0136400643

**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, 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 August 18, 2023

Chris W. Zell  
Sheriff of Rock County, Wisconsin

By: Deputy Anthony J. Bauer 18301

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-22-01473

**NOTE: This law firm is a debt collector.**