

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

U.S. Bank Trust National Association, as trustee of
Waterfall Victoria III-NB Grantor Trust

Plaintiff,

Case No. 2025CV000392

v.

Estate of Julia P. Herrick, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 28, 2025 in the amount of \$196,907.73, I will sell at public auction, located in the Public Safety Building Lobby, 1000 55th Street, Kenosha, WI 53140, on

January 28, 2026

At 9:30 AM, all of the following described premises, to wit:

LOT 13 IN BLOCK 2 OF HOOD'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 24, IN TOWNSHIP 2 NORTH, OF RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, AS PER PLAT AND SURVEY OF SAID SUBDIVISION ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS FOR THE COUNTY OF KENOSHA, WISCONSIN, AND LYING AND BEING IN THE CITY OF KENOSHA, COUNTY AND STATE AFORESAID.

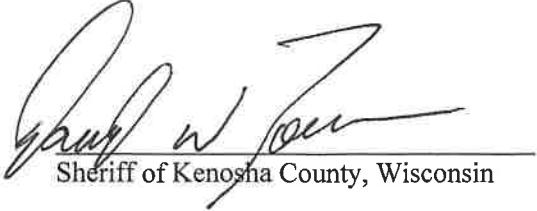
Street Address: 3021 24th Avenue, Kenosha, WI 53140

Tax Key No. 07-222-24-486-005

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 Kenosha County 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 December 6, 2025



Paul W. Zorn
Sheriff of Kenosha County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff

(414) 775-7700

50-25-00244

NOTE: This law firm is a debt collector.