

U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of LSRMF MH Master Participation Trust II

**Plaintiff**

**NOTICE OF SHERIFF'S SALE**

Case No: 25 CV 2704

vs

Melissa L. Smith

**Defendant**

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PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 14, 2025 in the amount of \$161,814.58 the Sheriff will sell the described premises at public auction as follows:

TIME: May 19, 2026 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
- 2.) Sold "as is" and subject to all legal liens and encumbrances.
- 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Room 357 of the City-County Building, 210 Martin Luther King, Jr. Boulevard, Madison, WI, 53703

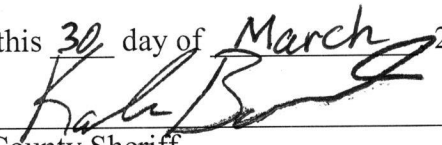
DESCRIPTION: Lot 32, Capitol View Heights, in the City of Madison, Dane County, Wisconsin.

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

PROPERTY ADDRESS: 117 Ardmore Drive, Madison, WI 53713

TAX KEY NO.: 251/0709-351-1309-6

Phillip A. Norman, P.C.  
Kelly M. Smith  
State Bar No. 1067970  
17035 W. Wisconsin Avenue, Suite 150  
Brookfield, WI 53005  
(262) 314-6564

Dated this 30 day of March 2026.  
  
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Dane County Sheriff