

U.S. Bank Trust National Association, not in its
individual capacity, but solely in its capacity as trustee
of Citigroup Mortgage Loan Trust 2022-A

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 23-CV-000611 Branch 10

David F. Beach a/k/a David Beach, Asset Acceptance
LLC, Capital One Bank (USA) NA, Reviver Financial,
LLC, Just In Time Refrigeration LLC, Barnes Inc,
Fitch-Rona EMS District and State of Wisconsin,
Department of Children and Families

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 21, 2023 in the
amount of \$208,390.28 the Sheriff will sell the described premises at public auction as follows:

TIME: May 28, 2024 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 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: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd. Madison, WI

DESCRIPTION: LOT ONE HUNDRED EIGHTY-EIGHT (188), FOURTH ADDITION TO EAST
VIEW HEIGHTS, IN THE CITY OF VERONA, DANE COUNTY, WISCONSIN.
Parcel ID #286/060823225781

PROPERTY ADDRESS: 701 Forest View Dr Verona, WI 53593-1544

DATED: March 26, 2024

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 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.