

U.S. Bank Trust Company, National Association not in its  
individual capacity but solely as Indenture Trustee of  
CIM Trust 2023-R4

Plaintiff,

Case No. 2024CV003313

v.

Estate of Lois L. Alme, et al.

Defendants.

---

NOTICE OF SHERIFF'S SALE

---

By virtue of a judgment of foreclosure made in the above-entitled action on February 13, 2025 in the amount of \$143,600.88, I will sell at public auction, located in room 354 of the City County Building, 210 Martin Luther King Jr. Blvd, Madison, WI 53703, on

**May 20, 2025**

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


LOT TWO (2), CERTIFIED SURVEY MAP NO. 2168, RECORDED IN VOLUME 8 OF  
CERTIFIED SURVEY MAPS, PAGE 406, DOCUMENT NO. 1487704, IN THE TOWN OF  
RUTLAND DANE COUNTY, WISCONSIN

Street Address: 72 Franklin Road, Stoughton, WI 53589  
Tax Key No. 052/0510-363-9070-9

**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 April 11, 2025

  
\_\_\_\_\_  
Sheriff of Dane County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-01153

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