

U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY, BUT  
SOLELY AS OWNER TRUSTEE FOR  
CITIGROUP MORTGAGE LOAN  
TRUST 2023-RP2

Plaintiff,

vs.

RANDY MARTIN; SUE MARTIN;  
GUNDERSON CLINIC LTD;  
VERNON MEMORIAL HOSPITAL;  
MIDLAND FUNDING LLC;  
VERNON MEMORIAL  
HEALTHCARE; et al.,

Defendants.

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CASE NO. 2024CV000014

FORECLOSURE CASE CODE: 30404

**NOTICE OF SHERIFF'S SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 13, 2025, in the amount of \$49,382.55, the Sheriff, or Designee, will sell the described premises at public auction as follows:

**TIME:** July 25, 2025, at 10:00 a.m.

**TERMS:**

1. 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check, or 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 will be forfeited to the Plaintiff.
2. Sold "as is" and subject to all legal liens and encumbrances.

3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:** the Northeast steps of the Richland County Courthouse, 181 West Seminary Street, Richland Center, WI 53581.

**PROPERTY DESCRIPTION:** THE FOLLOWING DESCRIBED REAL ESTATE IN RICHLAND COUNTY, STATE OF WISCONSIN: COMMENCING EIGHT (8) RODS EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWELVE (12) NORTH, RANGE TWO (2) WEST, RICHLAND COUNTY, WISCONSIN, THENCE EAST SIX (6) RODS AND TEN (10) LINKS, THENCE NORTH EIGHT (8) RODS AND TWENTY-TWO (22) LINKS, THENCE WEST SIX (6) RODS AND TEN (10) LINKS, THENCE SOUTH EIGHT (8) RODS AND TWENTY-TWO (22) LINKS TO BEGINNING; BEING A PART OF LOTS TWENTY-EIGHT (28) AND TWENTY-NINE (29), C.F. MATHEWS ADDITION TO THE VILLAGE OF VIOLA, WISCONSIN, AS LAID OUT AND PLATTED BY C.F. MATHEWS, MAY 18TH 1899, ON SECTIONS EIGHTEEN (18) AND NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE TWO (2) WEST, RICHLAND COUNTY, WISCONSIN.

BEING THAT PARCEL OF LAND CONVEYED TO RANDY MARTIN AND SUE MARTIN, DATED JULY 22, 1993 AND FILED JULY 23, 1993 IN BOOK 237, PAGE 699 INSTRUMENT NUMBER 209947, OF THE RICHLAND COUNTY, WI PUBLIC REGISTRY. PARCEL ID: 186-1836-2910

**TAX KEY NO.:** 186-1836-2910

**PROPERTY ADDRESS:** 428 E YORK STREET, VIOLA, WI 54664

Submitted

by: Dated this 24 day of June, 2025

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Richland County Sheriff or Designee