

U.S. Bank National Association, as Indenture Trustee
under the Indenture relating to COLT 2021-RPL1 Trust

Plaintiff,

Case No. 2024CV001196

v.

Eric S. Schaefer

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on April 4, 2025 in the amount of \$63,844.29, I will sell at public auction, located in the lobby of the Winnebago County Courthouse, 415 Jackson St., Oshkosh, WI 54901, on

October 7, 2025

At 9:00 AM, all of the following described premises, to wit:

THE EAST 141 FEET OF THE NORTH HALF (N 1/2) OF LOT SEVEN (7), BLOCK ONE (1),
ACCORDING TO THE RECORDED PLAT OF ROUND'S ADDITION TO MENASHA, IN THE
FIRST WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

Street Address: 812 Appleton Street, Menasha, WI 54952
Tax Key No. 710072800 a/k/a 701-0728

**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 Winnebago County Office of the Sheriff (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. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

John Matz
Sheriff of Winnebago County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-24-01205

NOTE: This law firm is a debt collector.