

U.S. Bank Trust National Association, as trustee of  
Waterfall Victoria III-NB Grantor Trust

Plaintiff,

Case No. 2025CV000280

v.

Estate of Carl R. Brugman, et al.

Defendants.

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on January 5, 2026 in the amount of \$128,622.52, I will sell at public auction, located in the rotunda of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI , on

**April 14, 2026**

At 9:30 AM, all of the following described premises, to wit:

THE FOLLOWING DESCRIBED PROPERTY IS SITUATED IN THE COUNTY OF MANITOWOC, STATE OF WISCONSIN:

THE SOUTH ONE-HALF (S 1/2) OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT NUMBER FIVE (5) OF ASSESSMENT PLAT NUMBER SEVEN (7) OF THE CITY OF TWO RIVERS, WISCONSIN, INCLUDED WITHIN THE FOLLOWING BOUNDARIES:

BEGINNING IN THE WESTERLY BOUNDARY LINE OF MONROE AVENUE ONE HUNDRED (100) FEET SOUTHEASTERLY FROM THE NORTHEAST CORNER OF SAID LOT NUMBERED FIVE (5), RUN THENCE WESTERLY AND PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF LOT NUMBER THREE (3) OF JOHN GRUMANN'S ADDITION NO. FOUR (4) TO THE CITY OF TWO RIVERS, A DISTANCE OF ONE HUNDRED AND FIFTY (150) FEET, THENCE NORTHWESTERLY AND PARALLEL WITH THE WESTERLY BOUNDARY LINE OF MONROE AVENUE TO THE SOUTHERN BOUNDARY LINE OF LOT NUMBER FOUR (4) OF ASSESSMENT PLAT NO. SEVEN (7) OF THE CITY OF TWO RIVERS, THENCE DUE EAST TO THE WESTERLY BOUNDARY LINE OF MONROE AVENUE, THENCE SOUTHEASTERLY ALONG THE WESTERLY BOUNDARY LINE OF MONROE AVENUE ONE HUNDRED (100) FEET BACK TO THE PLACE OF BEGINNING.

Street Address: 2902 Forest Avenue, Two Rivers, WI 54241  
Tax Key No. 053-101-007-051.01 aka 101-007-051-1

**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 Manitowoc 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.

DATED on 3/2/22

  
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Sheriff of Manitowoc County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-25-00248

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