

STATE OF WISCONSIN : CIRCUIT COURT : MILWAUKEE COUNTY

U.S. BANK NATIONAL ASSOCIATION,
As Trustee For Velocity Commercial
Capital Loan Trust 2021-1,

Plaintiff,

vs.

LUSTER ENTERPRISE INC., *et al.*,

Defendants.

CASE NO. 25-CV-9263

FORECLOSURE
CASE CODE – 30404

THE AMOUNT
CLAIMED
EXCEEDS \$10,000

DOCKET # 260530

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure filed in the above-captioned action on October 26, 2026, in the amount of \$147,370.17, I will sell at public auction via an internet-based auction at www.bid4assets.com/MilwaukeeSheriffSales, on October 26, 2026, at 10:30 A.M. the following described mortgaged premises, to wit:

Lot Ten (10), Lot Eleven (11) and the Northeasterly 20 feet of vacated West Fond du Lac Avenue adjoining on the Southwest, in Block Nine (9), in Fondtosa Highlands No. 2, being a subdivision of a part of the Northwest One quarter (1/4) of Section Thirty-four (34), Township Eight (8) North, Range Twenty-one (21) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Address: 7518 West Fond du Lac Avenue
Milwaukee, Wisconsin 53218
Parcel Identification No.: 1880415110
Acreage Under 20 acres

TERMS OF SALE: All bidders are required to submit a deposit prior to participating in the auction. The deposit shall be 11% of the purchaser's total intended bid, with 10% going towards the purchase price and 1% to be applied to a convenience fee due to Bid4Assets based on the winning bid price. Upon entry of the Order Confirming Sale, the successful bidder shall have ten (10) calendar days to submit all required funds and documentation necessary to complete the transaction. The payment for the remaining balance (after the 10% deposit) must be delivered in

person to the Milwaukee County Clerk of Courts via cash or cashier's checks. The Clerk of Courts will not accept mailed payments. Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155 and pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price. Visit: <https://www.bid4assets.com/MilwaukeeSheriffSales> for sale instructions and further details on the terms and conditions of the Sheriff's Sale.

Third-party bidders must have filed a Third-Party Bidder's Affidavit with the Court prior to the confirmation of sale under Section 846.155 of the Wisconsin Statutes. This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this __ day of October, 2026, at Milwaukee County, Wisconsin.

Denita R. Ball
SHERIFF OF MILWAUKEE
COUNTY, WI

Prepared by:
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