

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No. 2 2CV 500

vs

Elizabeth A. Henningfeld, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on October 17, 2022 in the amount of \$120,014.62 the Sheriff will sell the described premises at public auction as follows:

TIME: May 17, 2023 at 10:00 AM

- TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:
- 1.) 10% down in cash or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff.
 - 2.) Sold "as is" and subject to all legal liens and encumbrances.
 - 3.) Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Lower West lobby (front steps) of the Rock County Courthouse, 51 S. Main Street, Janesville, WI 53545

DESCRIPTION: Lot 34 of North Gate Middle Addition, in the City of Beloit, County of Rock and State of Wisconsin.

PROPERTY ADDRESS: 1822 E. Post Road, Beloit, WI 53511

TAX KEY NO.: 206 11331100

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Ave., Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 03rd day of March, 2023.

Curt W. Fell

 Sheriff Curt Fell
 Rock County Sheriff

By: Deputy Anthony J. Baur 12301

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.