

STATE OF WISCONSIN

CIRCUIT COURT

ST. CROIX COUNTY

U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for RCF 2 Acquisition Trust

Plaintiff,  
v.

Case No. 2025CV000343

Joel Fountain

Defendant.

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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 November 4, 2025 in the amount of \$136,802.10, I will sell at public auction, located at the entrance of the St. Croix County Sheriff's Office, Lower Level, 1101 Carmichael Road, Hudson, WI 54016, on

**February 10, 2026**

At 10:00 AM, all of the following described premises, to wit:

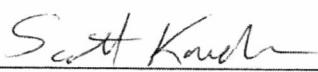
LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 173, AS DOC. NO. 329000, BEING PART OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 16 WEST, VILLAGE OF BALDWIN, ST. CROIX COUNTY, WISCONSIN.

Street Address: 1390 6th Avenue, Baldwin, WI 54002  
Tax Key No. 106-1099-20-000

**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 St. Croix 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. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on December 26, 2025

  
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Sheriff of St. Croix County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
(414) 775-7700  
50-24-01316

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