

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

Plaintiff,

Case No. 2025CV000343

v.

Joel Fountain

Defendant.

NOTICE OF SHERIFF'S SALE

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

DATED on December 26, 2025



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.