

STATE OF WISCONSIN

CIRCUIT COURT

DANE COUNTY

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 22-CV-002617 Branch 15

Daniel L. Krueger, Jane Doe Krueger, State of Wisconsin, Department of Revenue, Dane County Clerk of Circuit Court and Fred Fox Revocable Trust

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 13, 2025 in the amount of \$493,405.99

the Sheriff will sell the described premises at public auction as follows:

TIME: February 24, 2026 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in certified funds payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: Room 354 of the City County Building 210 Martin Luther King, Jr. Blvd. Madison, WI

DESCRIPTION: Parcel 1: All that part of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 5 North, Range 12 East, in the Town of Albion, Dane County, Wisconsin, lying South and West of the Chicago, Milwaukee, and St. Paul Railroad running through said land. The above-described land being subject to an Electric Transmission Line Easement recorded October 15, 2008 as Document No. 4474782, described as follows: A strip of land 180 feet in width and 1323 feet in length, across all that part of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 5 North, Range 12 East, which lies South and West of the railroad right of way, lying 105 feet East of and 75 feet West of the reference line described as follows: Beginning at a point in the South line of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 5 North, Range 12 East, 85.98 feet North 88° 40' 54" East of the Southwest corner of said Section 32; thence North 02° 42' 10" West, 1323 feet to a point in the North line of said forty acres 52.40 feet East of the Northwest corner thereof; and being through the West 195 feet of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 5 North, Range 12 East, in the Town of Albion, Dane County, Wisconsin. Parcel 2: A right of way 1 1/2 rods wide on the South side of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 5 North, Range 12 East, lying West of the railroad, in the Town of Albion, Dane County, Wisconsin, as created in Warranty Deed recorded in Volume 173 of Deeds, Page 293, as Document No. 300314. Parcel ID # 002/0512-323-9000-7 and 002/0512-323-9750-0

PROPERTY ADDRESS: 11947 N Dallman Rd Edgerton, WI 53534-9434

DATED: December 23, 2025

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.