

STATE OF WISCONSIN:

CIRCUIT COURT:

DANE COUNTY

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

NOTICE OF SHERIFF'S SALE

Case Number: 2023CV000749

Plaintiff,

vs.

Brenda M Staufenbiel, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 19, 2025, in the amount of \$152,013.90, the Sheriff will sell the described premises at public auction as follows:

ORIGINAL TIME: **June 30, 2026 at 10:00AM**

TERMS:

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Dane County Clerk of Courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE:

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

Property description:

Lot 21, Rustic Vineyards, in the Village of Oregon, Dane County, Wisconsin

Tax Key No: 0509-011-6221-1

Property Address: 102 Emily Circle, Oregon, WI 53575

Randall S. Miller & Associates, LLC
Attorney for Plaintiff
342 N. Water Street, Suite 613
Milwaukee, WI 53202
(414) 937-5992

Dated this 29 day May, 2026



Dane County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may be used for that purpose.