

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

Plaintiff**NOTICE OF SHERIFF'S SALE**

Case No: 23 CV 106

vs

Robert Dorau, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 25, 2023 in the amount of \$199,979.46 the Sheriff will sell the described premises at public auction as follows:

TIME: January 10, 2024 at 9:30 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: Lobby of the Public Safety Building at 1000 55th Street, Kenosha, WI 53140

DESCRIPTION: PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES EAST ALONG AND UPON THE NORTH LINE OF SAID 1/4 SECTION, 223.8 FEET AND TO THE CENTERLINE OF SHERIDAN ROAD (STATE TRUNK HIGHWAY 32); THENCE SOUTH 5

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.

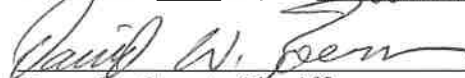
DEGREES 53 MINUTES EAST ALONG AND UPON THE CENTERLINE OF SAID HIGHWAY, 110.0 FEET; THENCE SOUTH 84 DEGREES 07 MINUTES WEST AT RIGHT ANGLES TO THE CENTERLINE OF SAID HIGHWAY, 229.25 FEET AND TO THE WEST LINE OF SAID 1/4 SECTION; THENCE NORTH 3 DEGREES 01 MINUTES 30 SECONDS WEST ALONG AND UPON THE WEST LINE OF SAID 1/4 SECTION, 133.35 FEET AND TO THE POINT OF BEGINNING, LYING AND BEING IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

PROPERTY ADDRESS: 12208 Sheridan Road, Pleasant Prairie, WI 53158

TAX KEY NO.: 93-4-123-314-0005

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
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Brookfield, WI 53005
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Dated this 6th day of December, 2023.



Kenosha County Sheriff

Sheriff David W. Zoerner