

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,

Case No. 24-CV-000918

vs.

Kathleen A. Drake, John Doe Drake, Cottonwood Financial Wisconsin LLC, Sinclair Plumbing Inc., Y&D Corp. and BCG Equities LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 25, 2024 in the amount of \$80,577.47 the Sheriff will sell the described premises at public auction as follows:

TIME: February 26, 2025 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 cash, cashier's check or 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. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

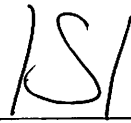
PLACE: Brown County Sheriff's Office, Target Community Room, 2684 Development Drive, Green Bay, WI 54311 (Village of Bellevue)

DESCRIPTION: Lot Four (4), Block Three (3), according to the recorded Plat of Fairmont, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin. Parcel #5-242

PROPERTY ADDRESS: 515 Vroman St Green Bay, WI 54303-3635

DATED: January 10, 2025

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



Todd J. Delain
Brown County Sheriff

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.