

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

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

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 25 CV 1912

Kathleen M. Landolt f/k/a Kathleen
Stechauner f/k/a Kathleen Romanowicz

Defendant

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on December 12, 2025 in the amount of \$142,100.07 the Sheriff will sell the described premises at public auction as follows:

TIME: August 12, 2026 at 10:00 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: Waukesha County Sheriff Department Justice Center, 515 W. Moreland Boulevard, Waukesha, WI 53188

DESCRIPTION: LOT 28 IN BLOCK "A" IN EUREKA HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 4, IN TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

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.

PROPERTY ADDRESS: 415 N Hine Avenue, Waukesha, WI 53188

TAX KEY NO.: WAKC1309067

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 12th day of June, 2026.

Eric Severson

Waukesha County Sheriff