

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

## NOTICE OF FORECLOSURE SALE

Plaintiff,  
vs.

Case No. 23-CV-001832

Jody M. Carlson a/k/a Jody Carlson, Cottonwood  
Financial Wisconsin, LLC, Capital One Bank (USA),  
N.A. and Creditbox.com, LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 24, 2025 in the  
amount of \$211,724.38 the Sheriff will sell the described premises at public auction as follows:

TIME: January 14, 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 cash, cashier's check or certified funds, payable to the Waukesha  
County Sheriff's Dept. (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: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building  
behind courthouse)

DESCRIPTION: LOT 4, BLOCK 2 IN CRAIG'S ADDITION TO THE VILLAGE OF  
MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

PROPERTY ADDRESS: 307 Lincoln Ave Mukwonago, WI 53149-1214

DATED: October 27, 2025

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

**Eric Severson**

Eric Severson  
Waukesha County Sheriff

Please go to [www.gray-law.com](http://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.