

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

U.S. BANK TRUST NATIONAL
ASSOCIATION NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS OWNER TRUSTEE FOR RCF 2
ACQUISITION TRUST

CASE NO. 2025CV006605

FORECLOSURE CASE CODE: 30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

JAMES A. IVY et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 17, 2025, in the amount of \$121,912.79, the Sheriff, or Designee, will sell the described premises at public auction via an Internet-based auction at www.bid4assets.com/MilwaukeeSheriffSales, on

November 2, 2026,
(Docket No:260483)

Bids may be submitted as follows: 10:30 a.m. to 12:30 PM Central (with 5 minute intervals of each docket sale starting and ending), or additionally extended by overtime bidding rules.

The following described premises will be sold:

LOT 10, BLOCK 7, IN NORTH MILWAUKEE PLAT NO. 1, OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 8 NORTH, RANGE 21 EAST, CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

TAX KEY NO.: 2080653000

PROPERTY ADDRESS: 4942 N 38TH STREET, MILWAUKEE, WI 53209

The property is sold as if without any warranties or guarantees, expressed or implied, and subject to encumbrances that have, or may have, priority over the mortgage being foreclosed including, but not limited to: real estate taxes and assessments not yet due or payable; and municipal charges.

1446-226289/VMR

TERMS OF SALE: 1. All bidders are required to submit a deposit prior to participating in the auction. Deposit shall be 11% of the purchaser's total intended bid, with 10% going toward the purchase price and 1% to be applied to a convenience fee due to Bid4Assets based on the winning bid price. Upon entry of the Order Confirming Sale, the successful bidder shall have ten (10) calendar days to submit all required funds and documentation necessary to complete the transaction. The payment for the remaining balance (after the 10% deposit) must be delivered in person to the Milwaukee County Clerk of Courts via cash or cashier's checks. The Clerk of Courts will not accept mailed payments. The buyer must comply with minimum bidder qualification as set forth in Wis. Stat 846.155 and pay applicable Wisconsin Real Estate Transfer Tax in addition to purchase price.

VISIT: <https://www.bid4assets.com/MilwaukeeSheriffSales> FOR SALE INSTRUCTIONS AND FURTHER DETAILS ON THE TERMS AND CONDITIONS OF THE SHERIFF'S SALE.

Submitted

by: Dated this ____ day of _____, 20__

Scott D. Nabke
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallegal.com

Brian Barkow
Milwaukee County Sheriff or Designee