

U.S. BANK TRUST, N.A., as Trustee
for LSF10 Master Participation Trust,

Plaintiff,

vs.

Case No. 17CV37
Code No. 30404
Foreclosure of Mortgage
Dollar Amount Greater Than \$10,000.00

PAUL PHILLIPS a/k/a PAUL A. PHILLIPS
and UNKNOWN SPOUSE of Paul
Phillips a/k/a Paul A. Phillips and CAPITAL ONE BANK, USA N.A.

Defendants.

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 25, 2018 in the amount of \$181,451.20 the Sheriff will sell the described premises at public auction as follows:

TIME: August 21, 2018 at 11:00 o'clock a.m.

- 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, costs of recording and all costs of sale within 10 days of confirmation of sheriff's sale.

PLACE: Lobby of the Green Lake County Justice Center, located at 571 County A, Green Lake, Wisconsin.

DESCRIPTION:

Lot 1 of GREEN LAKE COUNTY CERTIFIED SURVEY MAP #3349, being part of Lot 1 CSM 1586, being part of the NE ¼, NE ¼ Section 29 Township 16 North, Range 12 East, Town of Princeton, Green Lake County, Wisconsin.

Also

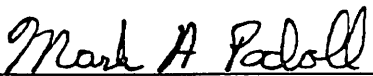
That part of the Northeast ¼ of the Northeast ¼ of Section 29, Township 16 North, Range 12 East Town of Princeton, Green Lake County, Wisconsin; Commencing at the Northeast corner of said Section 29; thence South 89 degrees 25' 42" West along the North line of the Northeast 1/4, also being the centerline of State Trunk Highway "23" & "73", 466.54 feet to the point of beginning; thence South 00 degrees 12' 17" West 358.00 feet; thence South 89 degrees 25' 42" West 224.26 feet; thence North 00 degrees 12' 57" East 75.00 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 1586; thence North 89 degrees 25' 42" East 174.26 feet to the Southeast corner of said Lot 1; thence North 00 degrees 12' 57" East 283.00 feet to the Northeast corner of Lot 1, being a point on the centerline of State Trunk Highway "23" & "73" and being a point on the North line of the Northeast ¼; thence North 89 degrees 25' 42" East along said centerline and the North line of the Northeast ¼, 50.00 feet to the point of beginning.

Excepting therefrom Parcel 42 of Transportation Project Plat #1430-08-25-4.05

Note: Tax Key Number and Address are shown for informational purposes only.

PROPERTY ADDRESS: W4139 State Road 23/73, Town of Princeton

TAX KEY NO.: 016-00210-0200



Mark Podoll
Sheriff of Green Lake County, WI

O'DESS AND ASSOCIATES, S.C.
Attorneys for Plaintiff
1414 Underwood Avenue, Suite 403
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O'Dess and Associates, S.C., is attempting to collect a debt and any information obtained will be used for that purpose.

If you have previously received a Chapter 7 Discharge in Bankruptcy, this correspondence should not be construed as an attempt to collect a debt.