

U.S. Bank National Association as
Indenture Trustee for CIM Trust 2015-2AG
Mortgage-Backed Notes, Series 2015-2AG,
ultimate assignee of American General
Financial Services of Wisconsin, Inc.,
Plaintiff,

vs.
Charles L. Hamilton and Charmaine S.
Hamilton; Capital One Bank; LVNV Funding
LLC; Capital One Bank (USA) NA,

Case No. 16-CV-2

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on August 22, 2016, I will sell at public auction on the front steps of the Lincoln County Courthouse, located at 1110 East Main Street, Merrill, WI 54452, on

November 28, 2016

at 10:00 a.m., all of the following described premises, to wit:

All that part of the Northwest quarter of the Southwest quarter (NW 1/4 SW 1/4) of Section seven (7), in Township thirty-three (33) North of Range seven (7) East, lying East of the right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company (formerly the Chicago, Milwaukee and St. Paul Railway Company), except any part deeded thereof for highway purposes in Vol. 186 of deeds, Page 206, dated October 14, 1954, recorded October 26, 1954 as Document No. 169810 & Vol. 508 of Records, Page 652, dated June 3, 1993, recorded June 7, 1993 as Document Number 326848.

AND That part of the Southwest quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section seven (7), in Township Thirty-three (33) North of Range Seven (7) East, described by metes and bounds as follows: Commencing at the intersection of the eighth line of the SW 1/4 SW 1/4 of Section 7-33N-7E and the East boundary line of the right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railway, this being the point of beginning; thence South along said East boundary line a distance of 375 feet to a point; thence East on a line parallel with the eighth line of said quarter quarter section to the West boundary line of U.S. Highway No. 51; thence North along the West boundary line of U.S. Highway No. 51 to the eighth line of said quarter quarter section; thence West along the eighth line of said quarter quarter section to the point of beginning, Except any part deeded thereof for highway purposes in Vol. 186 of Deeds, page 206, dated October 14, 1954, recorded October 26, 1954, as Document No. 169810 and in Vol. 508 of Records, page 652, dated June 3, 1993, recorded June 7, 1993, as Document Number 326848.

Tax Key No. 002-3307-073-9997; 002-3307-073-9986

THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH or CASHIER'S CHECK (10% downpayment at sale, balance due within ten (10) days of Court approval).

DATED at Merrill, Wisconsin, on 24 October, 2016.

Sheriff of Lincoln County, Wisconsin

BASS & MOGLOWSKY, S.C.,
Attorneys for Plaintiff

The above property is located at N6601 Old Highway 51, Irma, WI 54442.

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt that you owe to said creditor. We are attempting to collect such debt and any information obtained from you will be used for that purpose.