

U.S. Bank NA, successor trustee to Bank of America, NA,
successor in interest to LaSalle Bank NA, as trustee, on
behalf of the holders
of the Washington Mutual Mortgage Pass-Through
Certificates, WMALT Series 2006-4

NOTICE OF FORECLOSURE SALE

Case No. 17-CV-49

Plaintiff,

vs.

Glen E. Downer, Jeanne M. Downer, Town of Lakewood,
The United States of America, Internal Revenue Service,
Mortgage Electronic Registration Systems Inc., as nominee
for Greenpoint Mortgage Funding, Inc. and West Coast
Servicing, Inc.

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 29, 2017 in the amount of \$252,172.46 the Sheriff will sell the described premises at public auction as follows:

TIME: October 3, 2017 at 10:00 am

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 clerk of courts (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. Buyer to pay applicable Wisconsin Real Estate Transfer Tax from the proceeds of the sale.

PLACE: Oconto County Courthouse, Building A, Lobby of the Treasurer's office, 301 Washington Street, in the City of Oconto and Oconto County

DESCRIPTION: See Attached Legal Description

PROPERTY ADDRESS: 17111 N Wapota Dr Townsend, WI 54175-9641

DATED: August 10, 2017

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

Please go to 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.

Parcel I: Part of the Southwest ¼ of the Northwest ¼, Section Thirty-two (32), Township Thirty-three (33) North, Range Fifteen (15) East, Town of Townsend, Oconto County, Wisconsin, described as follows: Starting at the Southeast corner of the Southwest ¼ of the Northwest ¼; thence West on the ¼ section line, 329 feet to an iron pipe on the boundary of the Town Road right-of-way on the West side of the road; thence continue West on the East and West ¼ line, 601 feet, to a iron pipe on the shore of Upper Wapato Lake; thence North along shore of said lake, 300.1 feet to an iron pipe that is the point of beginning of description of the lands to be described; thence from this pipe North 89 deg. 57' East, 602 feet, to an iron pipe on the West boundary of Town Road right-of-way; thence following curve of Town Highway Northwesterly, 1325 feet, more or less to an iron pipe that is the Northeast corner of lands sold to Al Schnese; thence Southerly along the East boundary of the lands sold to Al Schnese, 525.03 feet, to a stake on the shore of Upper Wapato Lake; thence Southerly along shore of said lake, back to a point of beginning of description; excepting therefrom the following described parcel: Commencing on the 1/8 corner West of the center of Section 32; thence West 320 feet to an iron pipe on the East and West ¼ line; thence following bearing along the West boundary of Town Highway, North 17° 30' East, 61.8 feet; thence North 15° 15' West, 21.8 feet; thence North 34° 30' West, 89.5 feet; thence North 31° West 87 feet; thence North 03° West, 41 feet to a two-inch iron pipe; thence South 89° 57' West 602 feet to a two-inch iron pipe on the East shore of Upper Wapato Lake; thence Northeasterly along the lake shoreline, 160 feet, more or less to a point which shall be the point of beginning; thence continuing Northeasterly along the lake shoreline, 120 feet, more or less, to a 4 X 4 stake on the water line of Upper Wapato Lake; thence North 29° 42' East, 381.4 feet to an iron pipe on the West boundary of Town Highway; thence South 31° 14' East, 328 feet, to an iron pipe on the West boundary of Town Highway; thence Southwesterly in a straight line, to the point of beginning. Parcel II: A part of the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 32, Township 33 North, Range 15 East, Town of Townsend, Oconto County, Wisconsin, described as follows: Commencing on the 1/8 corner West of the center of Section 32; thence West 329 feet to an iron pipe on the East and West ¼ line; thence following bearing along the West boundary of Town Highway, North 17° 30' East, 61.8 feet; thence North 15° 15' West, 21.8 feet; thence North 34° 30' West, 89.5 feet; thence North 31° West 87 feet; thence North 03° West, 41 feet to a two-inch iron pipe; thence South 89° 57' West 602 feet to a two-inch iron pipe on the East shore of Upper Wapato Lake; thence Northeasterly along the lake shoreline, 160 feet, more or less to a point which shall be the point of beginning; thence continuing Northeasterly along the lake shoreline, 120 feet, more or less, to a 4 X 4 stake on the water line of Upper Wapato Lake; thence North 29° 42' East, 381.4 feet to an iron pipe on the West boundary of Town Highway; thence South 31° 14' East, 328 feet, to an iron pipe on the West boundary of Town Highway; thence Southwesterly in a straight line, to the point of beginning.