

STATE OF WISCONSIN : CIRCUIT COURT : ROCK COUNTY

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR CITIGROUP MORTGAGE
LOAN TRUST, INC. 2006-HE3, ASSET-
BACKED PASS-THROUGH CERTIFICATES
SERIES 2006-HE3,

CASE NO.: 15-CV-403
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

NOTICE OF SHERIFF'S SALE

KAREN LUCE, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 07/29/2015, in the amount of \$117,019.33, I will sell at public auction at the lower West lobby (front steps) of the Rock County Courthouse, 51 South Main Street, Janesville, WI 53545, City/ of Janesville, County of ROCK, State of Wisconsin on **03/02/2016 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lots Eight (8), Nine (9) and Lot Ten (10), Henderson's Addition in the Town of Beloit, Rock County, Wisconsin. Excepting therefrom, the North 32 feet of said Lot Eight (8).

The above property is located at: 2003 South Wisconsin Avenue, Beloit, WI 53511

Tax Key No.: 004 151052 and 004 151053

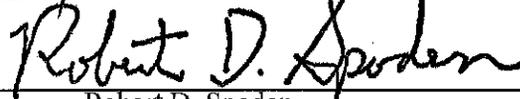
TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale.

Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing real estate taxes, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 22 day of January, 2016, at Janesville, Wisconsin.



Robert D. Spoden
SHERIFF OF ROCK COUNTY, WI



KOHNER, MANN & KAILAS, S.C.
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Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.