

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

GRANT COUNTY

WILMINGTON SAVINGS FUND SOCIETY,
FSB, NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS OWNER TRUSTEE OF
CSMC 2018-RPL3 TRUST
Plaintiff,

Case No. 2022CV000449

ESTATE OF MARY C CARLIN, ET. AL.
Defendants.

Case Code No. 30404
Foreclosure of Mortgage

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 19, 2023, in the amount of \$116,987.24, the Sheriff of Grant County will sell the described premises at public auction as follows:

DATE/TIME: November 7, 2023 at 09:00 AM

TERMS: By bidding at the Sheriff's Sale, the prospective buyer is consenting to be bound by the following terms: 1) 10% down in cash, cashier's check, or bank-certified funds made payable to the Grant County Clerk of Court; 2) Sold "as is" and subject to all legal liens and encumbrances; 3) Buyer to pay applicable Wisconsin Real Estate Transfer Tax, costs of deed recording and all costs of sale within 10 days of confirmation of sheriff's sale. Failure to pay balance due will result in forfeiture of bid deposit to Plaintiff; and 4) Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

PLACE: The north entrance of the Grant County Courthouse, 130 West Maple Street,
Lancaster, WI 53813

PROPERTY LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE IN GRANT COUNTY, STATE OF WISCONSIN:
LOT EIGHT (8) OF BLOCK TWO (2) OF SEATONS ADDITION TO THE VILLAGE (NOW CITY)
OF BOSCOBEL, GRANT COUNTY, WISCONSIN, ACCORDING TO THE RECORDED MAP OR
PLAT THEREOF ALSO INCLUDING THE FOLLOWING LAND; PARCEL A

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF

THE 4TH P. M., CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN ALUMINUM MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00 DEG. 11 MIN. 13 SEC. WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 26, 359.96 FEET TO THE NORTH LINE OF OAK STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEG. 11 MIN. 13 SEC. WEST ALONG SAID QUARTER LINE, 123.89 FEET; THENCE SOUTH 89 DEG. 46 MIN. 10 SEC. WEST, 25.71 FEET TO A 3/8 INCH SOLID ROUND IRON ROD AT THE NORTHEAST CORNER OF LOT 8, BLOCK 2, SEATONS ADDITION TO THE VILLAGE (NOW CITY) OF BOSCOBEL; THENCE SOUTH 00 DEG. 10 MIN. 05 SEC. WEST ALONG THE EAST LINE OF SAID LOT 8, 123.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 89 DEG. 44 MIN. 07 SEC. EAST ALONG THE NORTH LINE OF OAK STREET, 26.47 FEET TO THE POINT OF BEGINNING. PARCEL B A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE 4TH P.M., CITY OF BOSCOBEL, GRANT COUNTY, WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT AN ALUMINUM MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 26; THENCE NORTH 00 DEG. 11 MIN. 13 SEC. WEST ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 26, 359.96 FEET TO THE NORTH LINE OF OAK STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEG. 11 MIN. 13 SEC. WEST ALONG SAID QUARTER LINE, 123.89 FEET; THENCE NORTH 89 DEG. 46 MIN. 10 SEC. EAST 2.86 FEET; THENCE SOUTH 00 DEG. 53 MIN. 36 SEC. EAST 123.94 FEET TO THE NORTH LINE OF OAK STREET; THENCE NORTH 89 DEG. 44 MIN. 07 SEC. WEST ALONG THE NORTH LINE OF OAK STREET 4.39 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY FEE SIMPLE DEED FROM EDWARD H. MATHEWS, AS SPECIAL ADMINISTRATOR OF THE ESTATE OF HOLLIS H. MATHEW, DECEDENT TO MARY C CARLIN, DATED 02/14/1994 RECORDED ON 02/15/1994 IN VOLUME 725PAGE 252 IN GRANT COUNTY RECORDS, STATE OF WI.

TAX KEY NO.: 206-00957-0000

PROPERTY ADDRESS: 515 EAST OAK ST, BOSCOBEL, WI 53805

Sara Schmeling
Attorney for Plaintiff
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MLGWisconsin-ALL@mlg-defaultlaw.com

Dated this 21 day of September, 2023.



Grant County Sheriff's Department

THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.