

Wilmington Savings Fund Society, FSB, as trustee for Upland Mortgage Loan Trust A,

NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 16CV34

vs.

Debra J. Helwig nka Debra Rheinsmith, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 14, 2018, in the amount of \$367,426.19, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** May 13, 2019 at 9:30AM

- TERMS:**
1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Columbia County Clerk of courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
  2. The property is sold "as is" and subject to all legal liens and encumbrances.
  3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:** in the front lobby of the Columbia County Courthouse.

**Property description:**

**Parcel 1: Lot 1 of Certified Survey Map No. 4752 recorded in the Columbia County, Wisconsin Register of Deeds Office in Volume 33 of Certified Survey Maps, page 87, as Document No. 768140, in the Town of Marcellon, Columbia County, Wisconsin. Parcel 2: Further, Grantors hereby quit claim to Grantees all rights, if any, that Grantors may possess in the following described parcel: A part of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 13 North, Range 10 East, Town of Marcellon, Columbia County, Wisconsin, described as follows: Commencing at the east quarter of said Section 19; thence North 00 deg. 15 min. 39 sec. East along the east line of the Northeast 1/4 of said Section 19 and the east line of Lot 1, Certified Survey Map No. 4752, 220.00 feet to the northeast corner of said Lot 1 and the point of beginning; thence North 89 deg. 49 min. 24 sec. West along the north line of said Lot 1, 1,138.88 feet to the northwest corner of said Lot 1; thence North 00 deg. 15 min. 42 sec. East along a northerly extension of the west line of said Lot 1, 10.78 feet to a point in an existing fence line; thence North 89 deg. 42 min. 46 sec. East along an existing fence line, 1,138.92 feet to a point in the east line of the Northeast 1/4 of said Section 19; thence South 00 deg. 15 min. 39 sec. West along the east line of the Northeast 1/4 of said Section**

**19, 20.00 feet to the point of beginning.**

**Tax Key No:** 11026-359-05

**Property Address:** N8521 Starr Rd., Portage, WI 53901

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff

120 North LaSalle Street  
Suite 1140  
Chicago, IL 60602

(414) 937-5992

Dated this 5<sup>th</sup> day April, 2019

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Columbia County Sheriff

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