

RECEIVED AUG 03 2026

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

Wilmington Savings Fund Society, FSB, not in its individual capacity,
but solely as owner trustee of MFA 2021-RPL1 Trust

NOTICE OF FORECLOSURE SALE

Plaintiff,
vs.

Case No. 25-CV-001523

Janet E. Proite and Mariner Finance LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 17, 2026 in the amount of \$120,151.43 the Sheriff will sell the described premises at public auction as follows:

TIME: September 23, 2026 at 10:00 a.m.

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 Waukesha County Sheriff's Dept. (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.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, COMMENCING AT THE CENTER OF THE MILWAUKEE AND JANESVILLE ROAD, WHERE SAID ROAD CROSSES THE NORTH AND SOUTH QUARTER LINE OF SECTION 28, TOWN 6 NORTH, RANGE 20 EAST, RUNNING THENCE EASTERLY ALONG SAID ROAD TO A POINT 2 RODS NORTH OF THE NORTH LINE OF SECTION 28; THENCE RUNNING AT RIGHT ANGLES WITH SAID ROAD IN A NORTHWESTERLY DIRECTION TO THE NORTH AND SOUTH QUARTER LINE OF SECTION 21; THENCE SOUTH ON SAID LINE TO THE PLACE OF BEGINNING, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN. ALSO: THAT PIECE OR PARCEL OF LAND COMMENCING ON NORTH AND SOUTH QUARTER LINE OF SECTION 28, IN SAID TOWN AND RANGE, WHERE THE NORTH LINE OF THE MILWAUKEE AND JANESVILLE ROAD CROSSES SAID SECTION LINE, THENCE WESTERLY ON SAID NORTH LINE 1 ROD; THENCE NORTH PARALLEL WITH SAID QUARTER LINE 6 RODS TO THE SOUTH LINE OF AN EAST AND WEST ROAD; THENCE EASTERLY ON LINE OF SAID ROAD TO SAID QUARTER LINE; THENCE SOUTH ON SAID QUARTER LINE 6 RODS TO PLACE OF BEGINNING, ALL LYING AND BEING IN THE CITY OF NEW BERLIN, IN SAID COUNTY, AND BEING PARTS OF THE NORTHWEST QUARTER OF NORTH EAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21. EXCEPTING THEREFROM THAT PARCEL OF LAND SOLD TO THOMAS J. SCHMIDT, JR. AND CECILIA SCHMIDT, HIS WIFE BY DEED RECORDED SEPTEMBER 30, 1939 AT 9:45 O'CLOCK A.M. IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY, WISCONSIN IN VOLUME 270 OF DEEDS PAGE 72 AS DOCUMENT NO. 229199. ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND SOLD TO CHARLES MCALLISTER AND FLORENCE MCALLISTER, HIS WIFE, AS JOINT TENANTS BY DEED RECORDED APRIL 10, 1951 AT 11:00 O'CLOCK A. M. IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY, WISCONSIN IN VOLUME 543 OF DEEDS ON PAGE 391 AS DOCUMENT NO. 349886. ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND SOLD TO THOMAS J. SCHMIDT AND CECILIA D. SCHMIDT, HIS WIFE, AS JOINT TENANTS BY DEED RECORDED JUNE 18, 1951 AT 8:55 O'CLOCK A. M. IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY, WISCONSIN, IN VOLUME 548 OF DEEDS ON PAGE 550 AS DOCUMENT NO. 352652.

PROPERTY ADDRESS: 18000 W National Ave New Berlin, WI 53146-4232

DATED: July 17, 2026

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

Eric Severson

Eric Severson
Waukesha County Sheriff

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.