

CHIPPEWA VALLEY BANK,

Plaintiff,

-vs-

**NOTICE OF SHERIFF'S SALE**

JOHN E. BASINA and  
LINDA M. BASINA,

Case No. 17CV73

Defendants.

---

By virtue of a judgment of foreclosure entered in the above referenced action, on the 22nd day of November, 2017, I will sell at public auction inside the front doors of the Bayfield County Courthouse, 117 East 5th Street, City of Washburn, Bayfield County, Wisconsin on the 15th day of January, 2019, at 10:00 a.m., the leasehold interest in the following described mortgaged premises, as one parcel, to-wit:

Located on the Red Cliff Indian Reservation, County of Bayfield, State of Wisconsin and described as follows:

S1/2NE1/4SE1/4SE1/4SW1/4 Section 18, Township 51 North, Range 3 West, 4th P.M., Bayfield County, Wisconsin, containing 1.25 acres, more or less, subject to all valid existing rights-of-way of record.

Street Address: 91075 Blueberry Road, Bayfield, Wisconsin

TERMS:

- 1) 10% cash or certified check down payment at time of sale, balance upon confirmation by Court.
- 2) Sale is subject to all unpaid real estate taxes and special assessments.
- 3) Purchaser shall pay any Wisconsin real estate transfer fee.
- 4) Property is being sold on an "as is" basis without warranties or representations of any kind.
- 5) Purchaser shall be responsible for obtaining possession of property.

Dated: 12/4/18

Jeffrey W. Guettinger  
RICHE, GUETTINGER & MANYDEEDS, S.C.  
3410 Oakwood Mall Drive, Suite 600  
Eau Claire, WI 54701  
(715) 832-5777



Paul Susienka  
Sheriff of Bayfield County

**\*\*Important information for third party bidders. New Statute effective October 1, 2018: (read below)**

## **2017 WISCONSIN ACT 339**

846.155 Eligible bidders at foreclosure sales; affidavit (CV550) required for confirmation; penalties for false representation.

**(2) MINIMUM BIDDER QUALIFICATIONS.** No 3rd-party bidder may submit a bid at a sale of mortgaged premises unless the 3rd-party bidder meets all of the following qualifications:

- (a)** The 3rd-party bidder does not own an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (b)** The 3rd-party bidder is not directly or indirectly owned, managed, or controlled, in whole or in part, by a person that owns an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (c)** The 3rd-party bidder does not directly or indirectly own, manage, or control, in whole or in part, an entity that owns an interest in property in this state against which taxes have been levied that are more than 120 days delinquent.
- (d)** No judgment against the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (e)** No judgment against a person that directly or indirectly owns, manages, or controls, in whole or in part, the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (f)** No judgment against an entity directly or indirectly owned, managed, or controlled, in whole or in part, by the 3rd-party bidder related to a violation of a state or local building code with respect to property in this state has been rendered that is unsatisfied.
- (g)** In submitting a bid at the sale, the 3rd-party bidder is not acting on behalf of or as part of an agreement with a person that does not meet the qualifications described in pars. (a) to (f).