

STATE OF WISCONSIN

CIRCUIT COURT
Branch 1

BAYFIELD COUNTY

Case No. 18CV99

WESTCONSIN CREDIT UNION,

Plaintiff,

v.

PATRICK S. ANDERSON
HEATHER A. ANDERSON
BAYFIELD COUNTY CLERK OF COURT,

Foreclosure of Mortgage:
30404

Defendants.

AMENDED NOTICE OF SHERIFF'S SALE

By virtue of a Judgment of foreclosure and sale rendered in the above-entitled action on December 4, 2018, in the amount of \$96,957.42, the undersigned Sheriff of Bayfield County, Wisconsin, will sell at public auction inside the front entrance of the Bayfield County Courthouse in the City of Washburn, in said County, on **February 19, 2019** at 10:00 a.m., the real estate and mortgaged premises directed by the judgment to be sold, therein described as follows:

Lots Eighteen (18), Nineteen (19), and Twenty (20), Gray Fox's Addition to Potawatomi Estates, Town of Barnes, Bayfield County, Wisconsin.

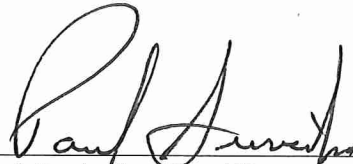
PROPERTY ADDRESS: 2350 N. Beaver Trail
 Barnes WI 54873

TERMS OF SALE: Cash. Purchaser is responsible for payment of the real estate transfer fee, the recording fee, and takes the property as is, and subject to any outstanding property taxes.

DOWN PAYMENT:

A deposit of 10% of sale price to be deposited in cash or by certified check with the Sheriff at the time of sale; balance to be paid by cash or certified check upon confirmation of sale.

Dated: ^{Jay 3rd} ~~December~~ 3, 2018.



Paul Susienka, Sheriff
Bayfield County, Wisconsin

Attorney Christine A. Gimber
Weld Riley, S.C.
Attorneys for Plaintiff
3624 Oakwood Hills Pkwy.
P.O. Box 1030
Eau Claire WI 54702-1030
715/839-7786

**THIS IS AN ATTEMPT TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

****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).