

STATE OF WISCONSIN

CIRCUIT COURT

BAYFIELD COUNTY

CHIPPEWA VALLEY BANK

Plaintiff,

-vs-

Case No. 19CV29

**KAREN M. GREINER,
BAYFIELD COUNTY CLERK OF COURT**

and

RICHARD RAYMOND WSZALEK

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment entered in the above-entitled action on December 5, 2019. I will sell at public auction at the Bayfield County Courthouse located at 117 E. 5th St. in the City of Washburn, Wisconsin 54891, Bayfield County, Wisconsin on June 16, 2020 at 10:00 a.m. all of the following described real estate, to wit:

Parcel no. 04-206-2-50-04-13-2-00-127-24200, as more particularly described as:
Lots Sixteen (16) and Seventeen (17) Block Fifty-seven (57) City of Bayfield, Bayfield County Wisconsin.

(This property is located at 124N Second St., Bayfield, Wisconsin 54814)

TERMS OF SALE: 1. Cash.
2. Buyer to pay the Wisconsin real estate transfer tax.

DOWN PAYMENT: Ten percent of amount bid in cash or by certified check made payable to

The Bayfield County Clerk of Circuit Court at the time of sale with
balance payable within ten (10) days of confirmation of sale by the Court.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of
the deposit paid. The Purchaser shall have no further recourse against Mortgagor, the Mortgage,
or the Mortgagee's attorney.

DATED at Washburn, Wisconsin this 13th day of December, 2019.



Paul Susienka, Bayfield County Sheriff

****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).