

STATE OF WISCONSIN CIRCUIT COURT BAYFIELD COUNTY

Larry E. Hendrickson
10114 E. Middle River Road
Poplar, WI 54864

AND

Lucas A. Hendrickson
8140 Poinsett Terrace
Pasadena, MD 21122

AND

Richard E. Heikkila
164 Lawrence Street
Prescott, WI 54021

Case No. 2019CV000138

AND

Other Real Estate: 30405

Ricky A. Heikkila
16703 N. Yorkshine Lane
Nampa, ID 83687

AND

Bradley C. Olson
1078 N. Old Chisholm Trail
Dewey, AZ 86327

Plaintiffs

v.

James M. Heikkila
Address Unknown

AND

Milton C. Olson
P.O. Box 375
5628 S. County Road P
Poplar, WI 54864

Defendants

NOTICE OF SHERIFF'S SALE

PLEASE TAKE NOTICE, that by virtue of Findings of Fact, Conclusions of Law, Order for Judgment and Judgment dated March 23, 2020, the undersigned Sheriff of Bayfield County, Wisconsin, will sell at public auction as follows:

TIME: **May 19, 2020, at 10:00 a.m.**

TERMS: 1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 10 days of confirmation of sale; failure to pay

balance due will result in forfeit of deposit to plaintiff.

2. Sold "as is" and subject to all legal liens and encumbrances.
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

PLACE: THE FRONT STEPS OF THE BAYFIELD COUNTY COURTHOUSE,
117 EAST 5TH STREET, WASHBURN, WI 54891

Property Description:

NE ¼ of the NE ¼, Section 26, Township 47N, Range 8W, Bayfield County,
Wisconsin.

PID: 04-024-2-47-08-26-1 01-000-10000

4/2/20

Dated: ~~March 30, 2020~~



BAYFIELD COUNTY SHERIFF

Attorneys for Plaintiff:
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Duluth, MN 55802
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****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).