
Nationstar Mortgage LLC d/b/a Champion Mortgage

Plaintiff,

Case No. 2019CV000051

v.

Sylvannus Peter Dykstra Jr. a/k/a S. Peter Dykstra a/k/a S. Dykstra, Jr., et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on October 14, 2019 in the amount of \$451,087.23, I will sell at public auction, located at inside the front doors of the Bayfield County Courthouse, 117 E. 5th Street, Washburn, WI 54891, on

July 21, 2020

At 10:00 AM, all of the following described premises, to wit:

THE FOLLOWING DESCRIBED REAL ESTATE IN BAYFIELD COUNTY, STATE OF WISCONSIN:

PARCEL 1:

THE SOUTH 200 FEET OF THE NORTH 400 FEET OF THAT PART OF GOVERNMENT LOT THREE (3), SECTION SEVEN (7), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE FOUR (4) WEST, TOWN OF BARKSDALE, BAYFIELD COUNTY, WISCONSIN, LYING EAST OF THE CHICAGO, ST. PAUL, MINNEAPOLIS AND OMAHA RAILROAD RIGHT-OF-WAY.

AND

A PARCEL OF LAND IN GOVERNMENT LOT THREE (3), SECTION SEVEN (7), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE FOUR (4) WEST, TOWN OF BARKSDALE, BAYFIELD COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER SECTION CORNER; THENCE N 86 DEGREES 16' E ALONG THE QUARTER LINE, A DISTANCE OF 2475 FEET; THENCE S 4 DEGREES 10' E, 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 4 DEGREES 10' E, 200 FEET TO AN IRON PIPE MONUMENT; THENCE S 86 DEGREES 16' W, 100 FEET; THENCE N 4 DEGREES 10' W, 200 FEET; THENCE N 86 DEGREES 16' E, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL LAND BETWEEN THE SHORELINE OF LAKE SUPERIOR AND A LINE PARALLEL TO AND 16 1/2 FEET EASTERLY OF THE CENTER LINE OF THE TOWN ROAD KNOWN AS LAKESHORE DRIVE AS CURRENTLY LOCATED ON THE FORMER CHICAGO AND

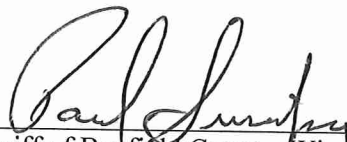
NORTHWESTERN RAILROAD RIGHT OF WAY, ALSO KNOWN AS THE CHICAGO, ST. PAUL, MINNEAPOLIS AND OMAHA RAILROAD CO. RIGHT OF WAY, IN GOVERNMENT LOT THREE (3), SECTION SEVEN (7), TOWNSHIP FORTY-EIGHT (48) NORTH, RANGE FOUR (4) WEST, AND BETWEEN THE NORTHERLY AND SOUTHERLY BOUNDARIES OF PROPERTY IN SAID GOVERNMENTAL LOT DESCRIBED IN VOLUME 572 OF RECORDS, PAGE 229, BAYFIELD COUNTY REGISTER OF DEEDS OFFICE.

Street Address: 74420 Lake Shore Drive, Washburn, WI 54891
Tax Key No. 04-002-2-48-04-07-3 05-003-20000

THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.

TERMS OF SALE: CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

DATED on June 17, 2020



Sheriff of Bayfield County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-19-00859

NOTE: This law firm is a debt collector.

****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).