

Specialized Loan Servicing LLC,

## NOTICE OF SHERIFF'S SALE

Plaintiff,

Case Number: 18CV20

vs.

Gary E. Krueger II, et al,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 12, 2018, in the amount of \$58,053.75, the Sheriff will sell the described premises at public auction as follows:

**ORIGINAL TIME:** June 18, 2019 at 10:00AM

**TERMS:**

1. 10% of the successful bid is due at the time of sale. Payment must be in cash, certified check, or cashier's check, payable to the Bayfield County Clerk of courts. The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds not later than ten days after the court's confirmation of the sale; failure to pay balance due will result in forfeiture of deposit to Plaintiff.
2. The property is sold "as is" and subject to all legal liens and encumbrances.
3. Upon confirmation of the court, buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

**PLACE:**

inside the front doors of the Bayfield County Courthouse

**Property description:**

**Lot Fifteen (15), Block Nineteen (19), Vaughn and Austrian's Addition to the Townsite (Now City) of Washburn, Bayfield County, Wisconsin.**

**Tax Key No:** 04-291-2-49-04-32-3-00-303-11600

**Property Address:** 215 West Fourth Street, Washburn, WI 54891

Randall S. Miller & Associates, LLC  
Attorney for Plaintiff

120 North LaSalle Street  
Suite 1140  
Chicago, IL 60602

(414) 937-5992

Dated this 24<sup>th</sup> day of May, 2019

*Paul Surianka*

Bayfield County Sheriff

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we may be attempting to collect a debt on our client's behalf and any information we obtain may 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).