

Reverse Mortgage Funding, LLC

Plaintiff,

Case No. 2018CV000076

v.

Estate of James Philipich, et al.

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on June 10, 2019 in the amount of \$241,798.90, I will sell at public auction inside the front doors of the Bayfield County Courthouse, 117 E. 5th Street, Washburn, WI 54891, on

November 5, 2019

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


A PARCEL OF LAND IN GOVERNMENT LOT ONE (1), SECTION TWENTY-FOUR (24), TOWNSHIP FORTY-SEVEN (47) NORTH OF RANGE NINE (9) WEST, BAYFIELD COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: TO LOCATE THE POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 24, THENCE NORTHERLY ON THE SECTION LINE BETWEEN SECTIONS 23 AND 24 A DISTANCE OF 645 FEET TO AN APPROXIMATE ANGLE OF 72 DEGREES EAST OF NORTH A DISTANCE OF 90 FEET TO AN IRON MARKER; THENCE NORTH A DISTANCE OF 33 FEET TO AN IRON MARKER; THENCE CONTINUE NORTHERLY AT AN APPROXIMATE ANGLE OF 7 DEGREES EAST OF NORTH A DISTANCE OF 400 FEET TO AN IRON MARKER ON THE WATER'S EDGE OF IRON LAKE; THENCE NORTHWESTERLY ALONG THE WATER'S EDGE A DISTANCE OF 150 FEET (MORE OR LESS AND ACCURATELY SURVEYED AT 143 FEET) TO AN IRON MARKER; THENCE SOUTH ON THE SECTION LINE BETWEEN SECTIONS 23 AND 24 A DISTANCE OF 475 FEET TO AN IRON MARKER WHICH IS THE PLACE OF BEGINNING.

Street Address: 66130 West Iron Lake Lane, Iron River, WI 54847
Tax Key No. 04-022-2-47-09-24-3-05-001-010

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 9/26/19.


Sheriff of Bayfield County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
50-19-00387

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).