

COPY

STATE OF WISCONSIN CIRCUIT COURT FOREST COUNTY

LAONA STATE BANK, a
Wisconsin Banking
Corporation,
Laona, WI 54541,

Plaintiff,

v.

ALFRED DERICKSON
10997 Hwy B
Crandon, WI 54520

NOTICE OF SHERIFF'S SALE
Case No. 18-CV-32
Foreclosure of Mortgage:
30404

And

DEBRA S. DERICKSON
10997 Hwy B
Crandon, WI 54520

And

MARSHFIELD CLINIC
1000 North Oak Avenue
Marshfield, WI 54449

And

TONY HJELLE
201 E. Anderson Street
Rhineland, WI 54501

And

HOWARD YOUNG HEALTHCARE, INC.
240 Maple Street
Woodruff, WI 54568

Defendants.

PLEASE TAKE NOTICE and NOTICE IS HEREBY GIVEN, that by virtue of a judgment of foreclosure and sale entered in the above-entitled action on the 26th day of December, 2018, the undersigned Sheriff of Forest County, Wisconsin, will sell at public auction, on the front steps of the Forest County

Courthouse, in the City of Crandon, Forest County, Wisconsin, on the 3rd day of July, 2019, at 10:00 o'clock in the forenoon, on that day, the real estate and mortgaged premises directed by said judgment to be sold in the following order to the extent necessary to satisfy the indebtedness:

1. This real estate shall be offered for sale in four parcels, Parcel A, B, C and D. The parcels shall be offered for sale in the following order until the amount due is satisfied.

Parcel A

Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Fifteen (15), Township Thirty-five (35) North, Range Twelve (12) East.

Together with a permanent and perpetual non-exclusive easement for motor vehicular and other traffic over and across a twenty-five foot wide easement running from County Highway B South along the East boundary line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Thirty-five (35) North, Range Twelve (12) East and continuing South along the entire East boundary of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

This easement also includes the right to install utilities.

Parcel B

Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

Together with a permanent and perpetual non-exclusive easement for motor vehicular and other traffic over and across a twenty-five foot wide easement running from County Highway B South along the East boundary line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Thirty-five (35) North, Range Twelve (12) East and continuing South along the entire East boundary of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East to the North line of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

This easement also includes the right to install utilities.

Together with a permanent and perpetual non-exclusive easement for motor vehicular and other traffic over and across a twenty-five foot wide easement running from County Highway B South along the West boundary line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Thirty-five (35) North, Range Twelve (12) East and continuing South along the entire West boundary of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East to the North line of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

This easement also includes the right to install utilities.

Parcel C

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

Together with and subject to a permanent and perpetual non-exclusive easement for motor vehicular and other traffic over and across a twenty-five foot wide easement running from County Highway B South along the East boundary line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Thirty-five (35) North, Range Twelve (12) East and continuing South along the East boundary of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East to the North line of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

This easement also includes the right to install utilities.

Together with and subject to a permanent and perpetual non-exclusive easement for motor vehicular and other traffic over and across a twenty-five foot wide easement running from County Highway B South along the West boundary line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Thirty-five (35) North, Range Twelve (12) East and continuing South along the entire West boundary of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East to the North line of the Southeast Quarter of the Northeast

Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

This easement also includes the right to install utilities.

Parcel D

That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 9, Township 35 North, Range 12 East, lying and being South of County Trunk B.

Subject to a permanent and perpetual non-exclusive easement for motor vehicular and other traffic over and across a twenty-five foot wide easement running from County Highway B South along the East boundary line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Thirty-five (35) North, Range Twelve (12) East and continuing South along the East boundary of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East to the North line of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

This easement also includes the right to install utilities.

Subject to a permanent and perpetual non-exclusive easement for motor vehicular and other traffic over and across a twenty-five foot wide easement running from County Highway B South along the West boundary line of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Nine (9), Township Thirty-five (35) North, Range Twelve (12)

East and continuing South along the West boundary of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East to the North line of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Sixteen (16), Township Thirty-five (35) North, Range Twelve (12) East.

This easement also includes the right to install utilities.

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).

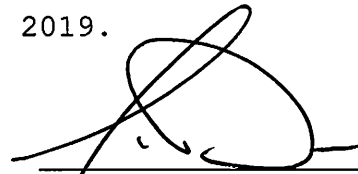
3. Before the sale may be confirmed, a purchaser that is not a party in the foreclosure action must submit an affidavit to the court affirming that the purchaser meets those minimum bidder qualifications.

4. The amount due as of December 6, 2018 is \$162,979.96.

TERMS OF SALE: CASH

Sale subject to delinquent real estate taxes and interest.

Dated this 29 day of ^{Apr}May, 2019.



John Dennee
Forest County Sheriff

Robert A. Kennedy, Jr.
Attorney for Plaintiff
State Bar NO: 1009177
KENNEDY LAW OFFICE
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Crandon, WI 54520
715-478-3386