

FILED  
09-25-2020  
FOREST COUNTY WI  
CIRCUIT COURT  
2020CV000022

STATE OF WISCONSIN CIRCUIT COURT FOREST COUNTY

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

Plaintiff,

v.

GARY D. KNUDSON  
Special Administrator of  
Estate of Gary Shampo  
PO Box 733  
Rhineland, WI 54501

NOTICE OF SHERIFF'S SALE

Case No. 20-CV-22  
Foreclosure of Mortgage:  
30404

and

Department of Workforce Development  
A Wisconsin State Agency  
201 E. Washington, Ave.  
Madison, WI 53707

And

Wisconsin Department of Revenue  
A Wisconsin State Agency  
2135 Rimrock Road  
Madison, WI 53713

And

United States of America  
517 E. Wisconsin Ave.  
Milwaukee, WI 53202

And

Marshfield Clinic  
1000 N. Oak Ave.  
Marshfield, WI 54449

And

Capital One Bank (USA) NA  
1680 Capital 1 Drive  
McLean, VA 22102

Defendant.

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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 23rd day of September, 2020, 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 28<sup>th</sup> day of October, 2020, at 10:00 o'clock in the forenoon, on that day, the real estate and mortgaged premises directed by said judgment to be sold:

1. Lots 6 and 7 in block 3 of Jones Addition to Village of Wabeno, said plat being part of the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 8, Township 34 North, Range 15 East.
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 August 28, 2018 is \$129,076.16.
5. This sale is subject to post sale redemption rights of the United States of America pursuant to 28 USC §2410 for 120 days after entry of the order confirming sale.

TERMS OF SALE: CASH

Sale subject to delinquent real estate taxes and interest.

Dated this 23 day of September, 2020.



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John Dennee  
Forest County Sheriff

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