

STATE OF WISCONSIN CIRCUIT COURT FOREST COUNTY

LAONA STATE BANK
a Wisconsin banking corporation
5308 Beech Street
Laona, WI 54541

Plaintiff,

v.

Northern Real Estate Holdings, LLC Case No.: 20-CV-53
9506 County Road NN Case Code: 30404
Argonne, WI 54511 Foreclosure of Mortgage

and,

UNITED STATES OF AMERICA
Merrick Garland - US Attorney General
US Department of Justice
950 Pennsylvania Avenue NW
Washington, DC 20530-0001, ET AL

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 20th day of July, 2023, as amended, 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 22nd day of November, 2023, at 10:00 o'clock in the forenoon, on that day, the real estate and mortgaged premises directed by said judgment to be sold:

Real estate located in the Town of Argonne, County of Forest, State of Wisconsin, legally described as follows,
to-wit:

Part of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19 Township 37 North Range 13 East in Forest County, Wisconsin. Commencing at the North $\frac{1}{4}$ corner of Section 19;

thence S01°34'19"E, along the North-South $\frac{1}{4}$ line of said Section 2169.38 feet; thence N88°38'19"W 71.36 feet to the Point of Beginning; thence S88°38'19"E 169.85 feet; thence S01°22'43"W 418.62 feet; thence N88°49'05"W along the north right of way of CTH "NN" 76.90 feet; thence N88°15'34"W along said right of way 133.68 feet; thence N06°56'36"E 419.96 feet to the Point of Beginning.

TERMS OF SALE: CASH

Sale subject to delinquent real estate taxes and interest.

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.

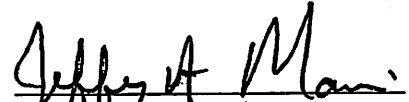
(g) In submitting a bid at the sale, the 3rd-party bidder is not acting on behalf of or as part of an agreement with a person that does not meet the qualifications described in pars. (a) to (f).

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.

1. This sale is subject to the post sale redemption rights of the United States of America pursuant to 28 USC

2410 for a period of 120 days from the date of entry of the order of confirmation of sale.

Dated this 25th day of October, 2023.


Jeffery Marvin
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