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STATE OF WISCONSIN

CIRCUIT COURT

PRICE COUNTY

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GREENSTONE FARM CREDIT SERVICES, FLCA

Plaintiff,

v.

**Case No. 17 CV 107**

DAVID A. BOTT

Mortgagor Defendant,

**Code No. 30404**

and

JANE DOE (Dismissed)

Unknown Spouse of David A. Bott

Defendant.

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**NOTICE OF SHERIFF'S SALE**

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By virtue of and pursuant to a Judgment of foreclosure entered in the above-entitled action on the 2<sup>nd</sup> day of February, 2018 in the amount of \$179,726.68 (calculated through January 31, 2018 except for included fees and costs therein calculated through December 31, 2017), I will sell at public auction on the front steps of the Price County Courthouse, 126 Cherry Street, Phillips, WI 54555, on the 21<sup>st</sup> day of March, 2019, at 10:00 A.M., the following described mortgaged premises, to-wit:

The entire Southeast Quarter (SE ¼) of Section Twenty-four (24), Township Thirty-five (35) North, Range Two (2) West, in the Town of Kennan, Price County, Wisconsin, EXCEPT a parcel of land in the NE ¼ of the SE ¼ of said Section 24, located as follows:

Commencing at the South one-sixteenth post on the East line of said Section 24; thence North on the section line 438 feet to a point; this being the point of beginning; thence West at right angles 371 feet to a point; thence North at right angles 160 feet to a point; thence East at right angles 371 feet to a point; thence South at right angles 160 feet to the point of beginning.

Subject to existing easements, highways and restrictions of record.

Parcel ID No(s): 50-022-2-35-02-24-4 02-000-10000; 50-022-2-35-02-24-4 01-000-10000; 50-022-2-35-02-24-4 03-000-10000; 50-022-2-35-02-24-4 04-000-10000

Address: N3391 Woodlawn Road, Kennan, WI 54537

The property will be offered for sale as a whole.

TERMS OF SALE: Cash.

DOWN PAYMENT DUE IMMEDIATELY FOLLOWING SALE: Ten percent (10%) of amount bid to be paid to the Sheriff at the time of sale by cash or certified check (made payable to the Clerk of Courts); balance of bid to be paid in like funds to the Clerk of Courts within ten (10) days following confirmation of the sale by the Court.

SALE HEREUNDER IS SUBJECT TO ALL DELINQUENT AND UNPAID REAL ESTATE TAXES AND ANY AND ALL OTHER LEGAL LIENS AND ENCUMBRANCES WHICH AFFECT THE PROPERTY DESCRIBED ABOVE; THIS SALE IS ALSO SUBJECT TO THE RIGHTS OF TENANTS, IF ANY. THE PROPERTY SHALL BE SOLD IN ITS PRESENT CONDITION, "AS IS". ANY TRANSFER TAX REQUIRED SHALL BE PAID BY THE SUCCESSFUL BIDDER.

NOTICE REGARDING MINIMUM BIDDER QUALIFICATIONS:


If a prospective bidder is not a party to the subject case, an agent of a party to the subject case, or an assignee of the plaintiff in the subject case, then said prospective bidder is a 3<sup>rd</sup>-party bidder and may not submit a bid at this foreclosure sale unless all of the following qualifications are met:

- (a) The 3<sup>rd</sup>-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 3<sup>rd</sup>-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 3<sup>rd</sup>-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 3<sup>rd</sup>-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 3<sup>rd</sup>-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 3<sup>rd</sup>-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 3<sup>rd</sup>-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).

If you are a 3<sup>rd</sup>-party bidder and are the successful bidder, you will be required to submit an affidavit to the court affirming that you meet the minimum bidder qualifications set forth above before the sale may be confirmed.  
§846.155(2) Wis. Stats. (2018).

Dated at Price County, Wisconsin, this 6<sup>th</sup> day of February, 2019.

  
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Brian S. Schmidt, Sheriff  
Price County, Wisconsin

Document Prepared By:  
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