

The Bank of New York Mellon, f/k/a The Bank of New York  
as successor in interest to JPMorgan Chase Bank, N.A. as  
Trustee for NovaStar Mortgage Funding Trust, Series 2006-3,  
NovaStar Home Equity Loan Asset-Backed Certificates, Series  
2006-3

## NOTICE OF FORECLOSURE SALE

Case No. 20-CV-000001

Plaintiff,

vs.

John Zimmer, Bayfield Electric Co-Op and Main Street Clinic

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 17, 2020 in the amount of \$65,362.26 the Sheriff will sell the described premises at public auction as follows:

TIME: December 7, 2021 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: Inside the front doors of the Bayfield County Courthouse

DESCRIPTION: A parcel of land in the Northeast Quarter of the Northwest Quarter (NE1/4 NW 1/4), Section Nineteen (19), Township Forty-seven (47) North, Range Five (5) West, Bayfield County, Wisconsin, described as follows: Commencing at the point in the center line of U.S. Highway No. 2 where the same is intersected by the East line of the NE 1/4 NW 1/4; thence South along the East forty line a distance of 350 feet; thence West 50 feet; thence Northerly a distance of 300 feet to a point on the center line of U.S. Highway No. 2 which is 175 feet Southwesterly measured along the center line of said highway from the point of beginning; thence Northeasterly 175 feet to the point of beginning.

PROPERTY ADDRESS: 25485 US Highway 2 Mason, WI 54856-3975

DATED: September 27, 2021

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

**\*\*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).