

---

STATE OF WISCONSIN

CIRCUIT COURT

MANITOWOC COUNTY

---

BANK FIRST, N.A.  
f/k/a Bank First National  
f/k/a First National Bank  
Plaintiff,

v.

**Case No. 19 CV 423**

FRANKLIN HEIFER GROWERS, LLC  
DAVID G. EVENSON  
BONNIE K. EVENSON  
BEN D. EVENSON  
a/k/a Ben Evenson  
and  
ERICA M. EVENSON  
Defendants.

Code Nos. 30404, 30303, 30301

---

**NOTICE OF SHERIFF'S SALE**

---

By virtue of and pursuant to a Judgment of foreclosure entered by the Clerk of Court in the above-entitled action on the 4<sup>th</sup> day of December, 2019 in the amount of \$369,561.71 (calculated through December 3, 2019 with attorneys fees and costs calculated through October 31, 2019), I will sell at public auction at the Manitowoc County Courthouse, 1010 S. 8<sup>th</sup> Street, Manitowoc, Wisconsin 54220, in Room B-18, on the 21<sup>st</sup> day of July, 2020, at 9:30 A.M., the following described mortgaged premises, to-wit:

A tract of land in the Southeast Quarter of the Southwest Quarter (SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ ), the Northwest Quarter of the Southeast Quarter (NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ), and the Southwest Quarter of the Southeast Quarter (SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) of Section 32, Township 20 North, Range 22 East, Town of Franklin, Manitowoc County, Wisconsin described as follows:

Commencing at the South Quarter Corner of said Section 32, the point of real beginning; thence South 89 deg. 42 min. 35 sec. West, a distance of 418.00 feet; thence North 03 deg. 20 min. 00 sec. East, a distance of 645.84

feet; thence East a distance of 1171.61 feet; thence North 38 deg. 51 min. 22 sec. East, a distance of 901.64 feet; thence South 01 deg. 19 min. 22 sec. West, a distance of 1345.42 feet along the East line of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) and the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼); thence North 89 deg. 59 min. 13 sec. West, a distance of 1325.77 feet along the section line, to the point of real beginning.

Address: 15508 San Road, Reedsville, WI 54230  
Tax Parcel ID: 005-032-015-001.00 & 005-032-012-003.00

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, Wis. Stats.

Dated at Manitowoc County, Wisconsin, this 9<sup>th</sup> day of June, 2020.



\_\_\_\_\_  
Daniel Hartwig, Sheriff  
Manitowoc County, Wisconsin

Document Prepared By:  
Attorney Trisha M. Schense  
Hinkfuss, Sickel, Petitjean & Wieting  
125 South Jefferson Street, Suite 101  
Green Bay, WI 54301  
Telephone No. 920-432-7716  
FAX No. 920-432-4446  
STATE BAR NO. 1088524