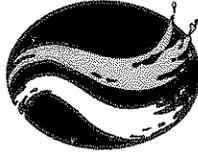


MARY E KRUEGER  
County Treasurer  
[Mekrueger@co.winnebago.wi.us](mailto:Mekrueger@co.winnebago.wi.us)

DIANA HELLMANN  
Deputy Treasurer  
[Dhellmann@co.winnebago.wi.us](mailto:Dhellmann@co.winnebago.wi.us)



415 JACKSON ST., PO BOX 2808  
OSHKOSH WI 54903-2808

(920) 236-4777  
FAX (920) 303-3025

## Winnebago County

Office of the County Treasurer

*The Wave of the Future*

November 13, 2009

### NOTICE TO MUNICIPAL CLERK

According to Chapter 75.69(4) no tax delinquent real estate may be sold by a county under this section unless notice of such sale is mailed to the clerk of the municipality in which the real estate is located, as least three weeks prior to the time of sale.

This letter will serve as notice that Winnebago County will take sealed bids on the attached list of parcels on Friday, December 4, 2009 at 4:00 PM at the County Treasurer's Office, 415 Jackson St, Oshkosh WI.

Winnebago County has previously offered these properties to the municipality for our costs but they stated they were not interested.

A handwritten signature in cursive script that reads "Mary E. Krueger".

Mary E. Krueger  
Winnebago County Treasurer

Enclosure

RECEIVED

NOV 16 2009

CITY OF MENASHA  
BY dg

# LEGAL NOTICE

## SALE OF TAX DEED PROPERTY BY WINNEBAGO COUNTY

Sealed bids will be accepted at the office of Winnebago County Clerk, Courthouse, 415 Jackson St., Oshkosh, WI 54901 at any time up to and including 4:00 P.M., December 4, 2009, for the purchase of the parcels of property described below in accordance with Wisconsin Statute 75.69. Bids will be opened at 4:00 P.M., December 4, 2009 in the Winnebago County Treasurers Office.

Winnebago County acquired these properties by foreclosure per State Statutes, and will sell them by bid, providing such bid meets or exceeds the minimum appraised price. The County reserves the right to reject any and all bids, or accept the bid most advantageous to Winnebago County. A good faith deposit of 10% of the bid amount must accompany all bids, same to be refunded to all but the successful bidders. You must identify "SEALED TAX DEED BID" on the face of the envelope.

If no bid equals or exceeds the appraised price, the property will be sold by the County Treasurer at any later date, without further notice.

Winnebago County will transfer the property by quit claim deed upon closing. Closing to be held within 60 days of bid acceptance.

For additional information call the Winnebago County Treasurer's Office at (920) 236-4777.

### IMPROVED PROPERTY

#### **PARCEL NO. 701-0509**

##### **428 Sixth St, Menasha WI**

The West ½ of Lots 1 and 2 of Block 2 in REED'S FIRST ADDITION to the Village of Menasha, now in the First Ward, City of Menasha, Winnebago County Wisconsin, excepting therefrom the West 70 ft of said Lots.

Appraised Value \$10,000.00

#### **PARCEL NO. 912-0574**

##### **1308 W New York Ave, Oshkosh WI**

That part of Lot 2 of Block A in BARBERS' AND FORWARD'S REPLAT, in the 12<sup>th</sup> Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:- (Complete legal description is available in the County Treasurer's Office)

Appraised Value \$18,000.00

#### **PARCEL NO. 913-1441**

##### **1045 Greenfield Tr, Oshkosh WI**

Lot 233, FIRST ADD TO WESTHAVEN, Thirteenth Ward, City of Oshkosh

Appraised Value \$115,000.00

Mary E. Krueger

Winnebago County Treasurer

Published November 13, 20 & 27, 2009

## DECLARTAIION OF PUBLIC NUISANCE

TO: Winnebago County  
Mary Krueger, Treasurer  
415 Jackson Street, Room 120  
Oshkosh, WI 54903

YOU ARE HEREBY NOTIFIED that pursuant to City of Menasha Ordinance 11-7-5 and s. 66.0413 Wis. Stats. the premises owned by you located at 428 Sixth Street, Menasha WI 54952 in the City of Menasha with a legal description of:

Reed's First Addition E 110' of W 180' of Lots 1 & 2 of Block 2, City of Menasha, Winnebago County, Wisconsin.

constitutes a **PUBLIC NUISANCE**.

Such declaration is based on a finding that the premises constitute a great and immediate danger to the public health and safety.

Such declaration is further based on a finding that the building is so dilapidated, out of repair and dangerous, unsafe, and unsanitary.

Such declaration is further based on a finding that any repair of the premises would exceed 50 percent of the assessed value of such buildings divided by the ratio of the assessed value to the recommended value as last published by the Department of Revenue for the City of Menasha.

As such, any repairs are presumed unreasonable.

The attached affidavit of Dan Coffey, Building Inspector for the City of Menasha is attached as Appendix 1 and is made a part of this notice and declaration.

Such affidavit supports that the premises constitute a great and immediate danger to public health and safety due to:

- A. The roof is deteriorated and leaking through the building
- B. The interior of the building, with the roof leaking, has caused damage to the roof trusses, floor trusses on the second and first floor
- C. The siding is deteriorated and needs to be replaced
- D. The windows and window casings have deteriorated and need replacing
- E. The doors are deteriorated and need replacing
- F. The floors are sagging on the first floor
- G. The first floor ceiling is falling down
- H. The structure support members in basement are rotting and deteriorated and need to be replaced
- I. Electrical system needs to be replaced
- J. The heating systems needs to be replaced
- K. The plumbing needs to be replaced

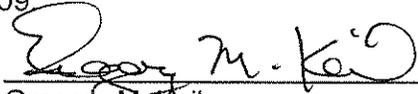
The above constitutes a public nuisance.

**THEREFORE, YOU ARE ORDERED** to raze and remove such buildings and all debris within sixty (60) days from the date of service of this notice. You are further notified that upon razing and removal of the building that you must restore the property to a graded and seeded condition.

**FAILURE TO DO SO WILL RESULT IN THE ABATEMENT OF THE NUISANCE BY THE CITY OF MENASHA AND A CHARGING OF THE COST OF SUCH ABATEMENT TO THE OWNER. COLLECTION OF SUCH SPECIAL CHARGES SHALL BE BY PLACEMENT ON THE TAX ROLL** as authorized by section 11-7-5(c).

You are further notified that other methods to abate this nuisance as are authorized by other sections of the City of Menasha code or Wisconsin Statutes are not excluded by this action.

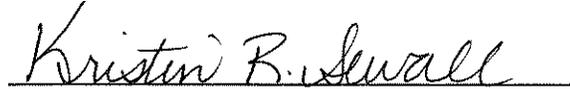
Dated at Menasha, Wisconsin this 1<sup>st</sup> day of December, 2009



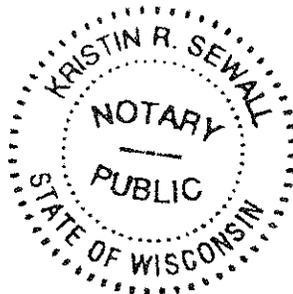
Gregory M. Keil  
Community Development Director  
City of Menasha, Wisconsin  
(920) 967-3651

State of Wisconsin )  
( SS  
Winnebago County)

Personally came before me this 1<sup>st</sup> day of December, 2009, the above-named Gregory M. Keil to me known to be the person who executed the foregoing instrument and acknowledge the same.



Notary Public  
My commission 3-10-13



APPENDIX 1

AFFIDAVIT OF DAN COFFEY

Dan Coffey, having been first duly sworn on oath deposes and states:

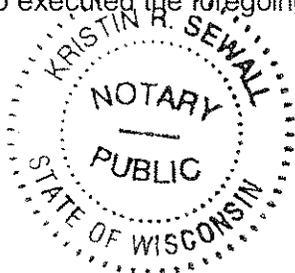
1. That he is the building inspector for the City of Menasha
2. That he has made an inspection of property located in the City of Menasha at 428 Sixth Street owned by Winnebago County.
3. There exists on the property a commercial building.
  - A. The roof is deteriorated and leaking through the building
  - B. The interior of the building, with the roof leaking, has caused damage to the roof trusses, floor trusses on the second and first floor
  - C. The siding is deteriorated and needs to be replaced
  - D. The windows and window casings have deteriorated and need replacing
  - E. The doors are deteriorated and need replacing
  - F. The floors are sagging on the first floor
  - G. The first floor ceiling is falling down
  - H. The structure support members in basement are rotting and deteriorated and need to be replaced
  - I. Electrical system needs to be replaced
  - J. The heating systems needs to be replaced
  - K. The plumbing needs to be replaced
4. That the assessed value of such property is \$35,900 for improvements and \$66,300 for land. In my estimation, the cost of repairing the dwelling would exceed 50 percent of the assessed value of the building divided by the ratio of the assessed value to the recommended value of last published by the Department of Revenue of the City of Menasha, Winnebago County.
5. That this affidavit is made in support of the declaration of public nuisance.

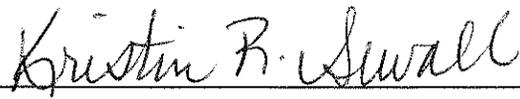
Dated at Menasha, Wisconsin this 1<sup>st</sup> day of December, 2009.

  
 \_\_\_\_\_  
 Dan Coffey

State of Wisconsin)  
                                   (SS  
 WINNEBAGO COUNTY    )

Personally came before me on this 1<sup>st</sup> day of December, 2009 the above-named Dan Coffey known to be the person who executed the foregoing instrument and acknowledge the same.



  
 \_\_\_\_\_  
 Notary Public  
 My commission 3-10-13