

MARY E. KRUEGER  
County Treasurer

DIANA HELLMANN  
Deputy Treasurer



415 JACKSON STREET, PO BOX 2808  
OSHKOSH, WISCONSIN 54903-2808

OSHKOSH (920) 236-4777  
FAX (920) 303-3025  
treasurer@co.winnebago.wi.us

## Winnebago County

Office of the County Treasurer

*The Wave of the Future*

September 6, 2011

### **NOTICE OF COMMENCEMENT OF PROCEEDINGS IN REM TO FORECLOSE TAX LIENS BY WINNEBAGO COUNTY UNDER WIS. STATS. 75.521**

Taxing District Clerk:

Enclosed are copies of the Notice of Commencement of Proceedings In Rem, the Petition to Foreclose by Proceedings In Rem and a partial list of the properties being foreclosed.

This letter is notification in accordance with Wis. Stats. 75.521. If your municipality or taxing district has any right, title or interest in the land or in the tax liens or in the proceeds thereof, you must notify me and take action to protect your claim. If you have any deferred special assessments due, you must take action under Wis. Stats. 66.0715 (2) and certify to the County the amount due your municipality or taxing district to be eligible for a share of the proceeds from the sale of tax deed property under Wis. Stats. 75.36.

All of the taxes listed, plus interest, penalties and fees must be paid on or before November 16, 2011, the final redemption date, to stop this foreclosure action.

Call the County Treasurer's Office (920) 236-4777 for the exact amount due.

Sincerely,

Mary E. Krueger  
Winnebago County Treasurer

Encl.

SEP 7 2011

BY dg

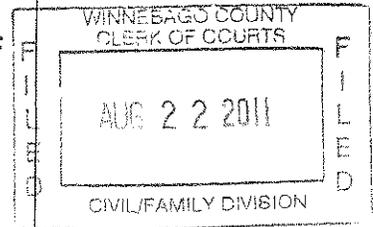
Statutory References:

- 75.521(5) Proceeding In Rem removes all liens of any mortgage or lien holder, including the ability a municipality to collect deferred special assessments by adding the deferred assessments to future tax bills. Failure of a municipality to pay the taxes and redeem the parcel forecloses their right or lien on the property.
- 66.0715(2)(b) If a tax certificate is issued under s. 74.57 for property which is subject to a special assessment that is deferred under this subsection, the governing body may provide that the amounts of any deferred special assessments are due on the date that the tax certificate is issued and are payable as are other delinquent special assessments from any moneys received under s. 75.05 or 75.36.
- 66.0715(2)(c) The lien of any unpaid amounts of special assessments deferred under this subsection with respect to which a governing body has not taken action under par. (b) is not merged in the title to property taken by the county under ch. 75.
- 75.521(3)(5)(c) A copy of the petition and so much of the list of tax liens shall be mailed by registered mail to each owner, mortgagee of record, the State of Wisconsin and to each municipality having any right title or interest in the property.
- 75.36(2)(b) If the county did not settle for unpaid special assessments or special charges under 74.29, the county shall notify all taxing jurisdictions that the county has acquired the property under this chapter. Each taxing jurisdiction shall certify to the county treasurer the unpaid special assessments and special charges to which the property is subject.
- 75.36 If the property is sold at a profit the proceeds are distributed according to 75.36. Deferred special assessments certified to the county would be paid to the taxing jurisdictions under 75.36(3)(b).
- If the property is sold at a loss Winnebago County prorates the loss calculated under 75.36(3)(a)(3), based on the ratio of taxes and special assessments & special charges to the total of taxes and special assessments & special charges settled under 74.29.
- 75.69 No tax delinquent real estate may be sold by a county unless notice of such sale is mailed to the clerk of the municipality in which the real estate is located at least 3 weeks prior to the time of the sale.

IN THE MATTER OF THE :  
FORECLOSURE OF TAX LIENS :  
UNDER § 75.521, WIS STATS, :  
BY WINNEBAGO COUNTY, :  
LIST OF TAX LIENS FOR 2011, :  
NUMBER ONE :

**NOTICE OF COMMENCEMENT OF  
PROCEEDING IN REM TO  
FORECLOSE TAX LIENS BY  
WINNEBAGO COUNTY**

Case Number: **11 GF 017**  
Code Number: **30405**



TAKE NOTICE THAT all persons having or claiming to have any right, title or interest in, or lien upon the real property described in the List of Tax Liens of Winnebago County Being Foreclosed by Proceeding In Rem 2011, Number One, on file in the Office of the Winnebago County Clerk of Circuit Court, dated **August 18, 2011**, are hereby notified that the filing of such List of Tax Liens in the Office of the Winnebago County Clerk of Circuit Court constitutes the commencement by said Winnebago County of a special proceeding in the Winnebago County Circuit Court to foreclose the tax liens therein described by foreclosure proceedings In Rem, and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of Circuit Court on **August 22, 2011**. Such proceeding is brought against the real property herein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments, or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title or interest in, or lien upon the real property described in said List of Tax Liens are hereby notified that a certified copy of such List of Tax Liens has been posted in the Office of the Winnebago County Treasurer and will remain posted for public inspection up to and including the **16th day of November, 2011**, which date is hereby fixed as the last day of redemption.

TAKE FURTHER NOTICE that any person having or claiming to have any right, title or interest in, or lien upon any such parcel may, on or before said **November 16, 2011**, redeem such delinquent tax liens by paying to the Winnebago County Treasurer the amount of all such unpaid tax liens and, in addition thereto, all interest and penalties that have accrued on said unpaid tax liens computed to and including the day of redemption.

WINNEBAGO COUNTY BY:

Mary E Krueger  
Winnebago County Treasurer

Dated: August 18, 2011

PUBLICATION DATES:

First Publication: **September 7, 2011**  
Second Publication: **September 14, 2011**  
Third Publication: **September 21, 2011**

IN THE MATTER OF THE  
FORECLOSURE OF TAX LIENS  
UNDER § 75.521, WIS STATS,  
BY WINNEBAGO COUNTY,  
LIST OF TAX LIENS FOR 2011,  
NUMBER ONE

**PETITION AND LIST OF TAX LIENS  
OF WINNEBAGO COUNTY BEING  
FORECLOSED BY PROCEEDINGS  
IN REM: 2011, NUMBER ONE**

Case Number: 11 GF 017  
Code Number: 30405

WINNEBAGO COUNTY  
CLERK OF COURTS

AUG 22 2011

CIVIL/FAMILY DIVISION

FILED

NOW COMES Winnebago County, a political subdivision of the State of Wisconsin, by Mary E Krueger, Treasurer for Winnebago County, and Attorney John A Bodnar, Corporation Counsel for Winnebago County, and files this List of Tax Liens for Winnebago County for taxes through 2007 inclusive and tax certificates for the years as hereinafter indicated, and alleges and shows the Court as follows:

1. That tax certificates for each of the following described parcels of land have been issued to Winnebago County for delinquent taxes, and two or more years have elapsed since the date of the tax certificates.
2. That Winnebago County is now the owner and holder of tax liens for the years indicated as evidenced by the tax certificates in the attached list.
3. That Winnebago County, by Ordinance adopted on June 15, 1976, has elected to proceed under § 75.521, Wis Stats, for the purpose of enforcing tax liens in Winnebago County.
4. That said list, made and filed pursuant to the provisions of § 75.521, Wis Stats, is attached hereto.
5. That interest on the principal sum of each tax lien hereinbefore listed is charged at a rate of one (1) percent per month, or a fraction thereof, from February 1 of the year of sale to date of redemption.
6. That all descriptions by lot and block number refer to plats and maps filed in the Office of the Register of Deeds for Winnebago County, Wisconsin.
7. That no municipality other than Winnebago County has any right, title, or interest in the aforescribed lands, tax liens, or proceeds thereof except as noticed herein.

WHEREFORE, Winnebago County petitions for judgment vesting title to each of said parcels of land in Winnebago County in fee simple absolute as of the date of entry of judgment in this action and for judgment barring and foreclosing any and all claims whatsoever of the former owners, their heirs, successors, or assigns, or any person claiming through and under them, and all persons, both natural and artificial, including the State of said lands, since the date of filing the list of Tax Liens in the Office of the Clerk of the Circuit Court for Winnebago County.

WINNEBAGO COUNTY,  
A political subdivision of the State of Wisconsin:

BY: Mary E Krueger  
Mary E Krueger  
Winnebago County Treasurer

Dated: 8/18/11

BY: John A. Bodnar  
John A Bodnar  
Winnebago County Corporation Counsel

Dated: 8/18/11

PO BOX 2808  
OSHKOSH WI 54901  
(920) 236-4752

STATE OF WISCONSIN )  
                                  ) SS  
WINNEBAGO COUNTY )

Mary E Krueger, being first duly sworn on oath, states that she is the Treasurer for Winnebago County, Wisconsin, a political subdivision of the State of Wisconsin, and that the foregoing list of tax liens and statements and dates therein contained are true and correct according to the records of the office of this affiant.

Mary E Krueger  
Mary E Krueger  
Winnebago County Treasurer

Dated: 8/18/11

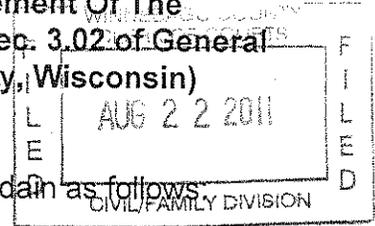
Subscribed and sworn to before me  
this 18th day of August, 2011

Linda L Staffaroni Linda L Staffaroni  
Notary Public, State of Wisconsin  
My commission expires 3/11/2012

PARCEL # & DESCRIPTION	LAST OWNER'S NAME OTHER'S INTERESTED	TAX YEAR	SALE YEAR	CERT NO.	AMOUNT
265-0378 LOT SEVEN (7) OF BLOCK SEVEN (7) ACCORDING TO THE RECORDED ORIGINAL PLAT TO THE VILLAGE (NOW CITY) OF OMRO, WINNEBAGO COUNTY, WISCONSIN.	JOHN R HOEFT, II THE DUGOUT, LLC MELANIE S HOEFT, DECEASED FIRST NATIONAL BANK AMERIQUEST MORTGAGE COMPANY DEUTSCHE BANK NATIONAL TRUST COMPANY SUSAN M & JOSEPH Y MOHAMMED H JOSEPH & JOAN A HILDEBRAND ASSET ACCEPTANCE, LLC WISCONSIN DEPARTMENT OF REVENUE WINNEBAGO COUNTY CLERK OF COURTS PLATINUM FINANCIAL SERVICES CORP COMMUNITY EMERGENCY SERVICES F & M BANK WISCONSIN AFFINITY MEDICAL GROUP BERLIN JOURNAL COMPANY INC CLERK - CITY OF OMRO	2007	2008	01045	\$240.15
<b>CITY OF MENASHA</b>					
<b>THIRD WARD</b>					
<del>703-0320</del> -347 Ahnaip St LOT EIGHTEEN (18) IN ASSESSOR'S PLAT OF PART OF BLOCK "B", TOWN OF THE ISLAND, IN THE THIRD WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.	ANDREW B UJAZDOWSKI INTERNAL REVENUE SERVICE WISCONSIN DEPARTMENT OF REVENUE CLERK - CITY OF MENASHA	2007	2008	01243	\$33.98
<b>FIFTH WARD</b>					
<del>703-0027</del> Coors First St. LOT SIX (6) OF BLOCK TWENTY- TWO (22) IN THE PLAT OF MENASHA, (TWO ADDITIONS), IN THE FIFTH WARD, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.	WARREN R & KATHLEEN A MERKEL LAWRENCE J & BETTY J KNOLL CITY OF MENASHA FIRST FEDERAL SAVINGS BANK LA CROSSE - MADISON CLERK - CITY OF MENASHA	2007	2008	01308	\$2,912.70
<b>CITY OF NEENAH</b>					
<b>SECOND WARD</b>					
802-0897 LOT FORTY (40), PARKWOOD PLAT, SECOND WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.	CONSTANCE ANN HARDER BANK ONE, NA UNIFUND CORPORATION PORTFOLIO RECOVERY ASSOCIATES, LLC CLERK - CITY OF NEENAH	2007	2008	01439	\$2,670.06
<b>THIRD WARD</b>					
803-0369 THE SOUTH SEVENTY (70) FEET OF LOTS NINETY-ONE (91) AND NINETY-TWO (92) OF BLOCK "B" IN THE PLAT OF THE TOWN OF THE ISLAND, IN THE THIRD WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.	JANE E. GEHR FOX COMMUNITIES CREDIT UNION CITY OF NEENAH ATTORNEY CLERK - CITY OF NEENAH	2007	2008	01461	\$1,139.10
<b>SIXTH WARD</b>					
806-0285 LOT 6 OF BLOCK 3 IN HUNT SUB- DIVISION, IN THE SIXTH WARD, CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN.	STUTTS HUNT & ASSOCIATES JANE KNOX-OWENSBY & MICHAEL D. OWENSBY LAKEVIEW CREDIT UNION JOYCE O SINCLAIR TRACY L FERGUSON CLERK - CITY OF NEENAH	2007	2008	01525	\$1,714.44

**ORDINANCE:**

Electing to Proceed Under § 75.521, Wis Stats,  
In Relation To The Enforcement Of The  
Collection Of Tax Liens (Sec. 3.02 of General  
Code of Winnebago County, Wisconsin)



The County Board of Supervisors of the County of Winnebago do ordain as follows:

From and after the 1st day of July, 1976, the County of Winnebago elects to adopt the provisions of § 75.521, Wis Stats, for the purpose of enforcing tax liens in such county in the cases which the procedure provided by such section is applicable.

Submitted by,

**PERSONNEL AND FINANCE COMMITTEE**

ADOPTED: 6/15/1976

Vote Required for Passage:  
Majority

IN REM 2/ORDINANCE