

FILED**FEB 10 2025**Jefferson County
Circuit Court

STATE OF WISCONSIN

CIRCUIT COURT

JEFFERSON COUNTY

IN THE MATTER OF THE
FORECLOSURE OF TAX LIENS
UNDER § 75.521
WISCONSIN STATUTES
BY JEFFERSON COUNTY,
LIST OF TAX LIENS FOR THE
YEAR 2025, NUMBER 1.

PETITION AND LIST OF TAX LIENS OF
JEFFERSON COUNTY BEING
FORECLOSED BY PROCEEDING IN REM
FOR YEAR 2025, NUMBER 1

Case No.: 25GF 27

TO THE CIRCUIT COURT, JEFFERSON COUNTY, WISCONSIN:

Now comes Jefferson County, State of Wisconsin, by Kelly M. Stade, its County Treasurer, and Danielle H. Thompson, its Corporation Counsel, and files this petition and list of tax liens of Jefferson County for unpaid taxes from 2021 pursuant to § 75.521, Wisconsin Statutes and alleges:

1. That each of the described parcels of land in the List of Tax Liens for the Year 2025, Number 1, attached hereto and incorporated herein by reference, has had tax certificates issued to Jefferson County for delinquent taxes and the tax certificates therefore have been outstanding for two or more years, such dates being the tax certificate years indicated on the List.

2. That Jefferson County is now the owner and holder of tax liens for the tax years indicated in said list, as evidenced by the tax certificates held by the Treasurer.

3. That Jefferson County has, by ordinance adopted by the County Board of Supervisors on the 9th day of July 1968, elected to proceed under § 75.521 of the Wisconsin Statutes for the purpose of enforcing tax liens in Jefferson County.

4. That said list, made and filed under § 75.521, Wisconsin Statutes, is attached hereto as Exhibit A and incorporated herein by reference.

5. That all descriptions by lot and block numbers refer to plats and maps filed in the office of the Register of Deeds for Jefferson County, Wisconsin.

6. That interest on the principal sum of each tax lien is charged at the rate of 1% per month from January 1 of the year the tax certificate was issued to the date of redemption.

7. That no municipalities other than Jefferson County have any right, title or interest in the described lands or in the tax liens or in the proceeds thereof, except as stated herein for accrued but unpaid 2020 and 2021 real estate taxes, which have not been given notice of these proceedings and an opportunity to assert any claims.

8. Any items or claims by the United States of America are subordinate to the Jefferson County Real Property Tax Certificate liens being foreclosed in this proceeding.

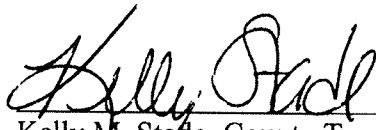
WHEREFORE, Jefferson County petitions for:

1. Judgment vesting title to each of said parcels of land in the name of Jefferson County, as of the date of entry of judgment in this action, and barring and foreclosing any and all claims whatsoever of the former owner, and any person or entity claiming any right, title, interest, claim, lien or equity of redemption and any person claiming through and under them to said lands since the date of filing the attached list of tax liens in the office of the Clerk of Circuit Court of Jefferson County.

2. Judgment entitling Jefferson County to possession of all such properties and commanding all persons to vacate properties that remain occupied.

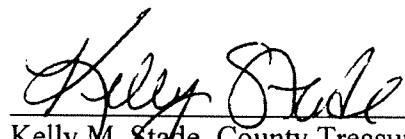
Dated this 10th day of February 2025.

JEFFERSON COUNTY, WISCONSIN

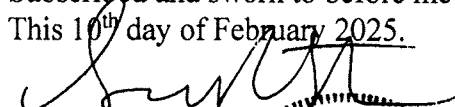

Kelly M. Stade, County Treasurer

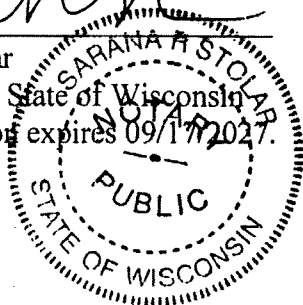
STATE OF WISCONSIN)
) ss.
COUNTY OF JEFFERSON)


Kelly M. Stade, being first duly sworn, on oath says that he is the County Treasurer of Jefferson County, Wisconsin, and that each of the described parcels of land in Exhibit A attached hereto and incorporated herein by reference and statements and data therein contained are true and correct according to the records of the office of the affiant.


Kelly M. Stade, County Treasurer

Subscribed and sworn to before me
This 10th day of February 2025.


Sarana R Stolar
Notary Public, State of Wisconsin
My commission expires 09/17/2027.




Danielle H. Thompson, WI State Bar #1077276
Attorney for Petitioner
Jefferson County Corporation Counsel
Jefferson County Courthouse
311 South Center Ave, Jefferson WI 53549
Phone: 920-674-7135; Fax: 920-674-7399

FILED**FEB 10 2025**Jefferson County
Clerk of Circuit Courts

STATE OF WISCONSIN

CIRCUIT COURT

JEFFERSON COUNTY

IN THE MATTER OF THE
FORECLOSURE OF TAX LIENS
UNDER § 75.521
WISCONSIN STATUTES
BY JEFFERSON COUNTY,
LIST OF TAX LIENS
FOR THE YEAR 2025, NUMBER 1.

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

Case No.: 25GF27

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, 2025 Number 1, on file in the office of the Clerk of Circuit Court of Jefferson County, dated February 10, 2025, and as set forth on Exhibit A attached hereto and incorporated herein by reference, are hereby notified that the filing of such list of tax liens in the office of the Clerk of Circuit Court of Jefferson County constitutes the commencement by Jefferson County of a special proceeding in the Circuit Court for Jefferson County to foreclose the tax liens therein described by foreclosure proceeding 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 the Circuit Court on February 10, 2025. Such proceeding is brought against only the real property herein described and is to foreclose the tax liens described in such list. No personal judgment will be entered 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 County Treasurer of Jefferson County and will remain posted for public inspection up to and including April 16, 2025, which date is hereby fixed as the last day for 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 April 16, 2025, redeem such delinquent tax liens by paying to the County Treasurer of Jefferson County, the amount of all such unpaid tax liens and, in addition thereto, all interest and penalties which have accrued on said unpaid tax liens, computed to and including the date of redemption, plus the reasonable costs that the County incurred to initiate the proceedings plus the proportionate share of the reasonable costs of publication under sec. 75.521(6), Wis. Stats.

Dated this 13th day of February 2025.

JEFFERSON COUNTY

By:

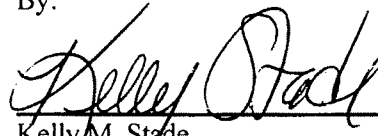
Kelly M. Stade
County Treasurer

EXHIBIT A

LIST OF TAX LIENS OF JEFFERSON COUNTY BEING FORECLOSED BY
PROCEEDING IN REM 2025 NO. 1

(In addition to the principal amount of delinquent taxes shown, each lien includes interest at the rate of 1% per month on said principal amount from January 1 of each respective year shown.)

<u>Item</u>	<u>Owner, Mortgagees, Lienholders</u>	<u>Tax Year</u>	<u>Amount Of Tax</u>
1.	Kurt R Anderson Lynn M Anderson IRS	2021	\$ 5,362.21
Description Lot 9, Shorewood Meadows, Town of Lake Mills, Jefferson County, Wisconsin. PIN: 018-0713-1522-011 Parcel Address: N6437 Shorewood Meadows Dr, Lake Mills WI 53551			
2.	Harvey L. Klug	2020	\$ 334.20
	Terry R Michi	2021	\$ 700.48
	Jeannine A Michi		
	Sierra View Holding Inc.		
Description A strip of land measuring 100 feet North and South by 40 feet East and West off of and out of the Northwest corner of part of Lot 4 in Block 1 of the original plat of the Village of Hubbleton. Said lands lying and being in the Town of Milford, Jefferson County, Wisconsin. PIN: 020-0814-0613-009 Parcel Address: W7083 Main St, Watertown WI 53094			
3.	Halser Farm Enterprises Inc	2021	\$ 2,230.55
	David Halser		
	Jefferson County Clerk of Courts		
	WI Depart of Revenue		
	Unique Insurance Co		
Description The Southeast 1/4 Southeast 1/4 of Section 2, Township 5 North, Range 16 East, Town of Palmyra, Jefferson County, Wisconsin. PIN: 024-0516-0244-000 Parcel Address: W514 Hooper Rd, Palmyra WI 53156			
4.	Kathleen Kostuck	2021	\$ 2,695.39
	First Financial Bank		
	WI Dept of Revenue		
	IRS		

Description

A 5-acre parcel of land as designated on Certified Survey Map No. 1305 recorded on June 6, 1979 in Volume 4 of Certified Surveys on Page 259, as Document No. 761726, being a part of the Northeast 1/4 of Section 23, Township 5 North, Range 16 East, Town of Palmyra, Jefferson County, Wisconsin.

Said land was formerly described as Lot 2 of Certified Survey Map recorded in Volume 2 of Certified Surveys on Page 485, as Document No. 723354.

TOGETHER WITH AND SUBJECT TO rights and obligations set forth in Declaration of Roadway Easement recorded on 05/30/1975 in Volume 522 of Records on Page 346, as Document No. 723422. A portion of said roadway was relocated as set forth on Certified Survey Map No. 1305 recorded on June 6, 1979 in Volume 4 of Certified Surveys on Page 259, as Document No. 761726.

PIN: 024-0516-2311-002

Parcel Address: W525 State Rd 59, Palmyra WI 53156

5.	John Jongetjes	2021	\$ 1,472.91
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Description

All that part of the Northeast 1/4 of Section 35, Township 5 North, Range 16 East, Town of Palmyra, Jefferson County, Wisconsin, bounded and described as follows: Commencing at the North Quarter corner of said Section 35; thence East along the North line of the Northeast 1/4 of Section 35, 270.00 feet; thence South 0°38'30" West parallel to the West line of said Quarter Section 310.00 feet thence South 86°08'00" East 1038.45 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 5 North, Range 16 East, which is South 0°15'30" West 380.00 feet of the North line of said 1/4 Section; thence South 0°16'40" West along said East line 939.75 feet to the South line of the Northwest 1/4 of the Northeast 1/4 of Section 35, Township 5 North, Range 16 East; thence North 89°57' 30" West along said South line, 1313.15 feet to the West line of the Northeast 1/4 of Section 35; Thence North 0°38'30" East along said West line 1318.87 feet to the place of beginning. EXCEPTING THEREFROM Land Conveyed in Warranty Deed recorded in Volume 734 of Records on Page 596 as Document No. 851010

PIN: 024-0516-3512-000

Parcel Address: N441 Tower Rd, Palmyra WI 53156

6.	John Jongetjes	2021	\$ 359.09
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Description

The North 1/2 of the North 1/2 of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 35, Township 5 North, Range 16 East, Town of Palmyra, Jefferson County, Wisconsin.

PIN: 024-0516-3513-001

Parcel Address: No Parcel Address

7.	Marine Yoo Thompson Kane & Co., LLC	2021	\$ 1,781.19
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Description

Parcel 1: Lots 6 and 7, Block 14, Edward Altpeter's Fourth Addition to the Town of Sumner, Jefferson County, Wisconsin.

PIN: 028-0513-1123-006

Parcel Address: W8019 High Ridge Rd, Fort Atkinson WI 53538

8.	Kevin Klaty City of Milwaukee WI Dept of Revenue Auer Steel & Heating Supply Co Jefferson County Clerk of Courts	2021	\$ 6,054.15
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Description

Parcel 1

Lot 1 of Certified Survey Map No. 964 recorded on July 6, 1977, in Volume 3 of Certified Survey Maps, on Page 442 and 443, as Document No. 742446, being part of Block 5, according to the recorded Plat of the Village of Winfield, (Village of Sullivan), Jefferson County, Wisconsin.

Parcel 2

That part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 16 East, Village of Sullivan, Jefferson County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section; thence South 01° 23' 06" East, 2953.68 feet to a point on a line, said line being parallel with and distance 150 feet Southerly, measured at right angles from the center line of the main track of the Chicago, Milwaukee and Northwestern Railway Company as said track centerline was originally located and established across Section 3; thence North 89° 15' 10" East along said line, 6.08 feet to the place of beginning of the following description: Thence continuing North 89° 15' 10" East, 199.64 feet to a point; thence North 44° 53' 55" East, 2.94 feet to a point; thence South 89° 17' 04" West, 203.92 feet to a point; thence South 45° 50' 26" East, 3.07 feet to the place of beginning.

Parcel 3

Gravel Drive Encroachment Easement Agreement recorded as Document No. 1175355.

PIN: 181-0616-0313-048

Parcel Address: 166 Main St, Sullivan WI 53137

9.	Sara S Stachel-Wagner Fort HealthCare UW Hospital & Clinics Madison Emergency Physicians Midland Credit Mgmt Inc.	2021	\$ 2,425.39
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Description

The West 1/2 of Lot 4, Block "H", Milo Jones Addition to the City of Fort Atkinson, Jefferson County, Wisconsin.

PIN: 226-0514-0413-077

Parcel Address: 331 W Milwaukee Ave, Fort Atkinson WI 53538

10.	Kenneth S Collins Jefferson County Clerk of Courts	2021	\$ 2,847.34
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Description

The East 62.53 feet of Lot 16, in Block 2, Kelly Atwood's Addition, City of Lake Mills, Jefferson County, Wisconsin.

PIN: 246-0713-1231-044

Parcel Address: 247 E Grant St, Lake Mills WI 53551

11.	Kyle Chentis	2021	\$ 2,516.91
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Description

Lots 4 and 5, Block 13, L.R. Cady's Addition to the City of Watertown, Jefferson County, Wisconsin.

EXCEPTING THEREFROM the South 47 feet of said Lot 5.

PIN: 291-0815-0414-121

Parcel Address: 602 S 11th St, Watertown WI 53094

12.	Robert Behlke	2021	\$ 2,442.45
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Jensen Plumbing & Heating Inc.
Discover Bank

Description

Lot 4 in Block 18, according to the map or plat of the Village (now City) of Watertown, Jefferson County, Wisconsin, on the West Side of the Rock River, as surveyed by J.C. Brayton and recorded.

PIN: 291-0815-0422-131

Parcel Address: 115 S Warren St, Watertown WI 53094

13.	Marjorie A Rieder/Brereton	2020	\$ 513.66
	George Neuberger	2021	\$ 519.90

Description

A part of Lot 1, Block 2, according to the recorded plat of Hadley's Addition to Watertown, being in the City of Watertown, Jefferson County, Wisconsin, bounded and described as follows; Commencing at a point in the center of the highway, formerly known as State Highway 26, Where the South line of the City limits of said City of Watertown intersect the said Highway; thence running in a Northerly direction along the centerline of said Highway as now laid out and traveled, a distance of 100 feet to a point; thence running West parallel with the South line of the City limits of said City of Watertown to Rock River; thence running in a Southerly direction along the East bank of said Rock River as the same meanders to the south line of the City limits of said City of Watertown; thence East along the South line of the City limits of said City of Watertown to the place of beginning, subject to highway right of way.

PIN: 291-0815-0844-006

Parcel Address: 1734 Jefferson Rd, Watertown WI 53094

14.	John E Storck	2021	\$ 1,654.72
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Description

The South 87 feet of even width of Lot 10 of Cold Spring Addition, City of Whitewater, Jefferson County, Wisconsin.

PIN: 292-0515-3234-010

Parcel Address: 592 Walton Dr, Whitewater WI 53190