

FILED
01-14-2020
Clerk of Circuit Court
Price County, WI
2019CV000055

STATE OF WISCONSIN CIRCUIT COURT PRICE COUNTY

IN THE MATTER OF THE FORECLOSURE OF
TAX LIENS PURSUANT TO §75.521, WIS.
STATS., BY PRICE COUNTY, LIST OF TAX LIENS
FOR 2019, #1

**SECOND AMENDED VERIFIED
PETITION AND LIST OF TAX
LIENS OF PRICE COUNTY BEING
FORECLOSED BY
PROCEEDING IN REM 2019, #1**

Case No.: 19-CV-55

TO THE CIRCUIT COURT FOR PRICE COUNTY, WISCONSIN:

The petitioner, Price County, a political subdivision of the State of Wisconsin, by Lynn Neeck, its County Treasurer, and by Bruce A. Marshall, Assistant Price County Corporation Counsel, hereby files the attached Second Amended List of tax liens for Price County relating to taxes from tax year 2015 (hereinafter "List") and hereby alleges as follows:

1. The Second Amended List made and filed pursuant to Wis. Stats. §75.521, is attached hereto as Exhibit A and fully incorporated herein.

2. Each of the parcels of land described and set forth on the List have been sold to Price County for delinquent taxes and two (2) or more years have elapsed since the date of the applicable sale certificate relating to 2015 taxes as indicated herein, all pursuant to Wis. Stats. §75.521(3)(a)4.

3. The petitioner, Price County, is now the owner and holder of tax liens for the years indicated in the List.

4. Price County has elected to proceed under Wis. Stats. §75.521 for the purposes of enforcing tax liens in Price County using the In Rem procedures described therein; this election is set forth in Price County Code Chapter 440, Article II as adopted in Ordinance No. 90-6 approved by the Price County Board of Supervisors on August 21, 1990.

5. Interest on the principal sum of each tax lien for tax years 2015 through 2017 shown on the attached List is charged at the rate of 1% per month from February 1 of the year of sale to the date of redemption. Also, for tax years 2015 through 2017, a penalty of 1/2 of 1% per month from February 1 of the year of sale to the date of redemption is charged, as well.

6. All descriptions by lot and block number refer to plats and maps filed in the office of the Register of Deeds for Price County, Wisconsin.

WHEREFORE, Price County petitions for judgment vesting title to each of said parcels of land in Price County in fee simple absolute, as of the date of entry of judgment in this action, and barring and foreclosing any and all claims whatsoever of former owners, their heirs, successors or assigns and any person claiming through and under them, and all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees, and non-residents who may have any right, title, interest, claim, lien or equity of redemption in or to said lands since the date of filing this Second Amended List of tax liens in the office of the Price County Clerk of Circuit Courts.

Dated this 13th day of January, 2020.


Bruce A. Marshall, Assistant Price
County Corporation Counsel

PRICE COUNTY

By: 
Lynn Neeck, Price County Treasurer

Treasurer's Office:
Price County Courthouse
126 Cherry St
Phillips, WI 54555
(715) 339-2615

Corporation Counsel:
Slaby, Deda, Marshall, Reinhard & Writz LLP
215 N. Lake Avenue, P.O. Box 7
Phillips, WI 54555
(715) 339-2196

STATE OF WISCONSIN)
)ss.
COUNTY OF PRICE)

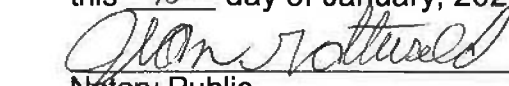
Lynn M. Neeck, being the Treasurer of the County of Price, has read the foregoing Petition, together with the Second Amended List attached thereto and incorporated therein, and said affiant has verified the amounts of the tax liens stated therein as being true and correct to the best of the affiant's knowledge based upon the books and records of Price County as maintained in her office and under her direction. As to all other information contained in the Petition and attached incorporated List, the affiant believes it to be true to the best of her knowledge.

Dated this 13th day of January, 2020.

PRICE COUNTY


Lynn Neeck, Price County Treasurer

Subscribed and sworn to before me
this 13th day of January, 2020.


Notary Public
County of Price, State of Wisconsin
My commission expires: 2-22-21
(or is permanent)



**EXHIBIT A: SECOND AMENDED LIST OF TAX LIENS OF PRICE COUNTY
BEING FORECLOSED BY PROCEEDING IN REM 2019, #1**

Each of the following parcels is affected by a delinquent tax lien. As to each parcel, the Second Amended List includes: A. the name or names of the last owner or owners; B. a legal description sufficient to identify the parcel; C. the names of all known mortgagees and potential lienholders of such parcel as appears of record in the Price County Register of Deeds office or as known to the Price County Treasurer; and D. a statement of the principal sum of each tax lien in the hands of the Price County Treasurer applicable to each parcel as well as the balance owed under such tax lien through the end of January, 2020.

1. Robert Almeida

(Tax ID: 23420; Legacy PIN: 271100406000; PIN: 50-271-2-40-01-23-5 15-024-02070)

a. Site Address.

324 2nd Ave N, Park Falls, WI 54552

Mailing Address.

c/o CitiMortgage, Inc., P.O. Box 23689, Rochester, NY 14692

b. Legal Description.

Lot Seven (7), Block Two (2), Park Falls Lumber Company's Addition to the City of Park Falls, according to the recorded Plat thereof.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- FEDERAL HOME LOAN MORTGAGE CORPORATION, 8200 Jones Branch Drive, McLean, VA 22102-3110, by virtue of a Mortgage executed by Robert Almeida, to Century 21 Mortgage, in the originally stated amount of \$27,000.00 dated September 30, 2002, recorded October 2, 2002 at 1:45 p.m. as Document No. 314214. Said Mortgage was assigned by Century 21 Mortgage to Mortgage Electronic Registration Systems, Inc. ("MERS"), by Assignment of Mortgage dated October 13, 2008, recorded November 7, 2008 at 9:25 a.m. as Document No. 347442. Said Mortgage was subsequently assigned by Mortgage Electronic Registration Systems, Inc. ("MERS") to CitiMortgage, Inc., by Assignment of Mortgage dated March 6, 2015, recorded March 13, 2015 at 1:25 p.m. as Document No. 370850. Said Mortgage was subsequently assigned by CitiMortgage, Inc. to Federal Home Loan Mortgage Corporation, by Assignment of Mortgage dated June 22, 2015, recorded June 25, 2015 at 1:00 p.m. as Document No. 371784.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$1,100.70	\$264.17	\$132.08	\$1,496.95
2016	Real Estate (Including Publication Fees)	\$1,112.18	\$398.48	\$199.24	\$1,709.90
2015	Real Estate (Including Title Search, Certified Mail, In Rem Publication and Legal Fees)	\$1,789.14	\$524.14	\$262.07	\$2,575.35
TOTAL DUE AS OF 01/31/20					\$5,782.20

2. Jeffrey A. Corsten

(Tax ID: 15923; Legacy PIN: 028100305000; PIN: 50-028-4-34-01-02-2 04-000-30000)

a. Site Address.

W5528 Johnson Road, Ogema, WI 54459

Mailing Address.

c/o Nancy Corsten, W165 N10648 Wagon Trail, Germantown, WI 53022

b. Legal Description.

A parcel of land commencing at the Southeast corner of the South One-half (S ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), Section Two (2), Township Thirty-four (34) North, Range One (1) East, Price County, Wisconsin; thence running west Three Hundred Eighty (380) feet to a stake, this being the point of beginning; thence running North One Hundred Twenty (120) feet to a stake; thence running West Two Hundred Five (205) feet to a stake; thence running South One Hundred Twenty (120) feet to a stake; thence running East Two Hundred Five (205) feet to the place of beginning, being One-half acre more or less.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$36.51	\$8.76	\$4.38	\$49.65
2016	Real Estate (Including Publication Fees)	\$38.85	\$12.08	\$6.04	\$56.97
2015	Real Estate (Including Title Search, Certified Mail, In Rem Publication and Legal Fees)	\$724.17	\$16.21	\$8.11	\$748.49
TOTAL DUE AS OF 01/31/20					\$855.11

3. **Wilfred Gordon, Jr.**

(Tax ID: 12633; Legacy PIN: 024101210000; PIN: 50-024-4-35-03-05-4 01-000-10000)

a. Site Address.

n/a

Mailing Address.

c/o Laura Barow, 602 S Joliet St, Wilmington, IL 60481

b. Legal Description.

The North One-half (N ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), Section Five (5), Township Thirty-five (35) North, Range Three (3) East, Town of Knox, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$494.51	\$118.68	\$59.34	\$672.53
2016	Real Estate (Including Publication Fees)	\$560.44	\$199.85	\$99.93	\$860.22
2015	Real Estate (Including Title Search, Certified Mail,				

In Rem Publication and Legal Fees) \$1,284.01	\$284.94	\$142.47	\$1,711.42
TOTAL DUE AS OF 01/31/20			\$3,244.17

4. **Stephen C. Loneski and Helen Loneski, husband and wife as joint tenants**
(Tax ID: 645; Legacy PIN: 002106607000; PIN: 50-002-2-35-01-25-3 03-000-30000)

a. Site Address.

n/a

Mailing Address.

c/o Ronald Loneski, 9513 Lamar Ave, Overland Park, KS 66207

b. Legal Description.

The Western 166 feet of the Eastern 1150 feet of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), Section Twenty-five (25), Township Thirty-five (35) North, Range One (1) West, Town of Catawba, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$112.03	\$26.89	\$13.44	\$152.36
2016	Real Estate (Including Publication Fees)	\$118.87	\$40.89	\$20.44	\$180.20
2015	Real Estate (Including Title Search, Certified Mail, In Rem Publication and Legal Fees)	\$816.93	\$60.74	\$30.37	\$908.04
TOTAL DUE AS OF 01/31/20					\$1,240.60

5. **Elaine Reisner**

(Tax ID: 11993; Legacy PIN: 022103207000; PIN: 50-022-2-35-02-02-3 03-000-20000)

a. Site Address.

n/a

Mailing Address.

c/o Kay Osterberg, W5814 Schlising Rd, Tomahawk, WI 54487

b. Legal Description.

A parcel of land located in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼), Section Two (2), Township Thirty-five (35) North, Range Two (2) West, Town of Kennan, Price County, Wisconsin, and bounded by the following described line:

Beginning at a point on the West line of said Section 2, which point lies 597 feet Northerly from the intersection of said west line with the centerline of U.S.H. 8 as located in July of 1972, and which point is intended to be on the north line of the parcel described in Volume 138 of Deeds on Page 187; thence Northerly, along the said West line 219.0 feet; thence Easterly, perpendicular to said West line, 199.0 feet; thence Southerly, parallel with said West line, 219.0 feet, to the north line of the parcel described in Volume 138 of Deeds on Page 187; thence Westerly along said North line to the point of beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$35.89	\$8.61	\$4.31	\$48.81
2016	Real Estate (Including Publication Fees)	\$41.80	\$13.14	\$6.57	\$61.51
2015	Real Estate (Including Title Search, Certified Mail, In Rem Publication and Legal Fees)	\$730.43	\$19.22	\$9.61	<u>\$759.26</u>
TOTAL DUE AS OF 01/31/20					\$869.58

6. **Walter Tepper, Louis J. Mileski (believed to be deceased) and Thomas Dumanski, each with an undivided one-third interest**

(Tax ID: 11841; Legacy PIN: 022101404000; PIN: 50-022-2-34-02-11-1 03-000-60000)

a. Site Address.

n/a

Mailing Address.Walter Tepper c/o Steve Tepper, 2627 40th Place, Highland, IN 46322

Louis J. Mileski (address unknown)

Thomas Dumanski (address unknown)

b. Legal Description.

The East One-half (E ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), Section Eleven (11), Township Thirty-four (34) North, Range Two (2) West, Town of Kennan, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

• n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$109.24	\$26.22	\$13.11	\$148.57
2016	Real Estate (Including Publication Fees)	\$116.39	\$39.99	\$20.00	\$176.38
2015	Real Estate (Including Title Search, Certified Mail, In Rem Publication and Legal Fees)	\$812.24	\$58.49	\$29.24	<u>\$899.97</u>
TOTAL DUE AS OF 01/31/20					\$1,224.92

7. **Lillian Wallner**

(Tax ID: 23939; Legacy PIN: 271105710000; PIN: 50-271-2-40-01-23-5 15-033-06140)

a. Site Address.

n/a

Mailing Address.

N15431 Town Hall Road, Park Falls, WI 54552

b. Legal Description.

The South 25 feet of Lot Fifteen (15), Block Six (6) and Lot Fourteen (14), Block Six (6) of Grieves' Addition, according to the recorded plat of Schmidt's, Grieves', and Haddy's Addition to the Village, now City, of Park Falls.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$224.29	\$53.83	\$26.91	\$305.03
2016	Real Estate (Including Publication Fees)	\$230.70	\$81.14	\$40.57	\$352.41
2015	Real Estate (Including Title Search, Certified Mail, In Rem Publication and Legal Fees)	\$909.34	\$106.73	\$53.36	\$1,069.43
TOTAL DUE AS OF 01/31/20					\$1,726.87

8. **Lillian Wallner**

(Tax ID: 23956; Legacy PIN: 271105907000; PIN: 50-271-2-40-01-23-5 15-033-07200)

a. Site Address.

n/a

Mailing Address.

N15431 Town Hall Road, Park Falls, WI 54552

b. Legal Description.

Lot Twenty (20) of Block Seven (7) of Grieves' Addition, according to the recorded plat of Schmidt's, Grieves', and Haddy's Addition to the Village, now City, of Park Falls.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 01/31/20
2017	Real Estate	\$152.03	\$36.49	\$18.24	\$206.76
2016	Real Estate (Including Publication Fees)	\$158.08	\$55.00	\$27.50	\$240.58
2015	Real Estate (Including Title Search, Certified Mail, In Rem Publication and Legal Fees)	\$837.69	\$72.34	\$36.17	\$946.20
TOTAL DUE AS OF 01/31/20					\$1,393.54