

FILED
CIRCUIT COURT
EAU CLAIRE COUNTY
JUL 25 2023

CLERK OF CIRCUIT COURT
SUSAN SCHAFFER

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

STATE OF WISCONSIN CIRCUIT COURT EAU CLAIRE COUNTY

IN THE MATTER OF THE
FORECLOSURE OF TAX
LIENS, PURSUANT TO
SECTION 75.521
WISCONSIN STATUTES
BY EAU CLAIRE COUNTY,
LIST OF TAX LIENS FOR 2018

LIST OF TAX LIENS OF
EAU CLAIRE COUNTY
BEING FORECLOSED BY
IN REM 2023GF604
NUMBER 1 Branch 4

TO CIRCUIT COURT FOR EAU CLAIRE COUNTY, WISCONSIN:

Now comes Eau Claire County, State of Wisconsin, by Glenda Lyons, its County Treasurer, and Sarah E. Brown-Jager, Assistant Corporation Counsel for Eau Claire County, and files this list of tax liens of Eau Claire County for 2018 taxes/certificates and alleges and shows to the court:

1. That each of the following described parcels of land have an Eau Claire County Tax Lien by Tax Certificate for delinquent taxes, and that each tax certificate therefore has been outstanding for two or more years and said years being the certificates of the years indicated below.
2. That Eau Claire County is now the owner and holder of tax liens for the taxes of the years indicated in this list, as evidenced by the tax certificates numbered below.
3. That Eau Claire County has by ordinance adopted by the County Board of supervisors of said county on the 16th day of August 2022, elected to proceed under Section 75.521 of the Wisconsin Statutes for the purpose of enforcing tax liens in said county.

4. That the United States of America may claim some interest in or lien on the parcels of real property subject to this foreclosure proceeding, although no liens in favor of the United States of America were discovered during searches of the subject properties.
5. That the list of properties made and filed pursuant to the provisions of Section 75.521 of the Wisconsin Statutes, are as follows, to wit:

DESCRIPTION	PROPERTY HOLDERS MORTGAGEES LIEN HOLDERS	YEAR OF SALE	CERT. NO.	AMOUNT OF CERT.	CERT. + INT. +CHG THRU 07/31/2023
<p><u>1. Village of Fairchild</u> That part of the NW ¼ of the SE ¼ of Section 34, Township 25 North, Range 5 West, Village of Fairchild, Eau Claire County, Wisconsin, described as follows: Commencing 29 rods 11 feet North and 25 rods 5 feet West of the Southeast corner of said NW ¼ of the SE ¼; thence North 22 rods; thence West 6 rods; thence South 22 rods; thence East 6 rods to the place of beginning, EXCEPT land conveyed for highway purposes by deed recorded in Volume 135 of Deeds on Page 140. Said lands also being described as follows: The West 99 feet of the East 516.5 feet of the NW ¼ of the SE ¼ lying North of Oak Street and South of Highway #12, Village of Fairchild, in Section 34, Township 25 North, Range 5 West.</p> <p>Parcel #18126-2-250534-420-0022</p>	<p><u>Owner:</u> Margaret Janesich Document #585813 Life Estate Interest: Wilbert V. Nething and Marlene J. Nething Document #585813</p> <p><u>Mortgages:</u> Village of Fairchild Document #636385 Eau Claire County Housing Authority Document #633517 – Assigned to Eau Claire County Document #698669 – made subordinate to Document #636385 by Document #638338</p>	2018	584	\$413.62	\$748.65
<p><u>2. City of Eau Claire</u> Lot 14, Block 2 and the West 55 feet of the East 110 feet of Lot 1, Block 2, Keith Bros. & Anderson's Second Addition, City of Eau Claire, Eau Claire County, Wisconsin.</p> <p>Parcel #18221-2-270918-210-2016</p>	<p><u>Owners:</u> Michael A. Paulson and Sarah M. Paulson Document #1159697 Land Contract: Craig M. Paulson and Diane K. Paulson Document #1159697</p> <p><u>Lien:</u> Cach LLC Case No. 2015SC000888</p>	2018	395	\$2327.82	\$4213.36
<p><u>3. City of Eau Claire</u> The West 50 feet of Lot 4, Block 38, Adin Randall's First Addition to the City of Eau Claire, Eau Claire County, Wisconsin.</p> <p>Parcel #18221-2-270919-410-2081</p>	<p><u>Owner:</u> Nancy A. Schlieve Document #686245</p> <p><u>Liens:</u> Eau Claire County Clerk of Circuit Court Case Nos. 2022TR006977 2021FO000591; 2021FO000590; 2019FO001166; 2019FO001165; 2019FO001164; 2019FO001163; 2019TR004294; 2018FO002044; 2018FO002043;</p>	2018	434	\$2423.15	\$4385.91

	2018FO002042; 2018FO002041; 2018FO002040; 2018FO002039; 2018FO002038; 2018FO000640; 2018FO000639; 2018FO000638; 2018FO000637; 2018FO000636; 2017FO000377; 2016FO001853 WI Dept. of Revenue Case No. 1999TW000202				
4. <u>City of Eau Claire</u> Unit 3135, in Building F, Mountain Ash Condominium Homes, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Mountain Ash Condominium Homes", dated 10/03/1994 and recorded 10/21/1994 in the Office of the Register of Deeds for Eau Claire County in Volume 919 of Records, Pages 285-300 as Document #673527 and by a Condominium Plat therefor; Together with all appurtenant rights, title and interests, including (without limitation) a) The undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration; b) The right to use of the areas and/or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and c) Membership in the Mountain Ash Condominium Homes Owner's Association, (hereafter the "Owners Association") as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association. Parcel #18221-2-270930-430-2070	<u>Owner:</u> Nancy R. Peterson Document #1143890	2018	502	\$1965.08	\$3556.79
5. <u>City of Eau Claire</u> Lot 77, Skyline West 4th Addition, City of Eau Claire, Eau Claire County, Wisconsin. Parcel #18221-2-271025-210-2016	<u>Owner:</u> Melissa K. Braune Document #1090319 <u>Liens:</u> WI Dept. Of Revenue Case Nos: 2020TW000023; 2018TW000257; 2017TW000242; 2017TW000240; Certified Inc. Case No. 2019SC000953 Genesis Financial & Payment Systems WI, LLC Case No. 2018TJ000017 Erv Smith Services Inc. Case No. 2016SC001293 Eau Claire Anesthesiologists Ltd. Case No. 2016SC000211	2018	555	\$1091.61	\$1975.81
6. <u>City of Eau Claire</u> Lots 13 and 14, Block 10, Eau Claire Lumber Company's 9th Addition, City of Eau Claire, Eau Claire County, Wisconsin, EXCEPT the West 7 feet thereof reserved for alley. Parcel #18221-2-270916-320-2054	<u>Owner:</u> North Presbyterian Church Document #423207; #149025; #386026; #149347 <u>Mortgage:</u> First Federal Savings and Loan Association of Eau Claire	2018	370	\$1085.97	\$1965.61

	Document #386027				
<p>7. <u>Village of Fairchild</u> A parcel of land located in the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ in Section 35, Township 25 North, Range 5 West, and also being a part of Lot 1, Block A and part of Daniel Street in C.B. Calkins Second Addition to the Village of Fairchild, Eau Claire County, Wisconsin, described as follows: Commencing at a point 5 rods and 2 links East of the Southwest corner of the NW ¼ of the SE ¼; thence West 100 feet; thence North 330 feet; thence East 100 feet; thence South 330 feet to the point of beginning.</p> <p>Parcel #18126-2-250535-420-2000</p>	<p><u>Owner:</u> Sara E. Wampole Document #1118822 Land Contract: Scott L. Bertrang Document #1118822</p> <p><u>Lien:</u> Unifund CCR, LLC Case No. 2019SC001879</p>	2018	618	\$439.25	\$795.05
<p>8. <u>City of Eau Claire</u> Lot 33, Day's Addition, City of Eau Claire, Eau Claire County, Wisconsin.</p> <p>Parcel #18221-2-270903-130-2032</p>	<p><u>Owner:</u> Lois M. Lee Document #441680 & #854431</p>	2018	308	\$1989.50	\$3061.00
<p>9. <u>City of Eau Claire</u> Part of the SE ¼ of the NW ¼ of Section 25, Township 27 North, Range 10 West, City of Eau Claire, Eau Claire County, Wisconsin, described as follows: Commencing at a point 18 rods East of the Southwest corner of said SE ¼ of the NW ¼, thence North 16 rods; thence East 4 rods, thence South 16 rods, thence West 4 rods.</p> <p>Parcel #18221-2-271025-240-0009</p>	<p><u>Owner:</u> Duane M. Rene Document #610466</p> <p><u>Lien:</u> Eau Claire County Clerk of Circuit Court Case No. 2020CF000736</p>	2018	559	\$1404.82	\$2542.72
<p>10. <u>City of Eau Claire</u> That part of the following described land lying East of the West line of Lot 11, Block 1 of Drummonds Second Addition to the City of Eau Claire extended Northerly and West of the West line of Mt. Nemo Avenue: A strip of land 50 feet in width extending over and across the South Half of the Northeast Quarter of Section 16, Township 27 North, Range 9 West, said strip of land lying North of, parallel with and adjoining the South line of said land and extending from the Easterly side of the Wisconsin Central Railway right-of-way to the East line of said Eighty acre tract. Excepting and Subject to the right of grantor, its successors and assigns, to operate and maintain on and across said parcel of land transmission, distribution and communication lines, consisting of poles, wires, conduits, guys, anchors and other appurtenant equipment.</p> <p>Parcel #18221-2-270916-410-2021</p>	<p><u>Owner:</u> James C. Schacker and Mary E. Schacker and Duane J. Palmer and Ruth R. Palmer Document #391597</p>	2018	372	\$29.61	\$53.59
<p>11. <u>Town of Union</u> Lot 19, Block 2, Elk Creek Lake Subdivision No. 1, Town of Union, Eau Claire County, Wisconsin.</p> <p>Parcel #18022-2-271018-330-2002</p>	<p><u>Owner:</u> Ernest G. Lange and Dorothy E. Lange Document #407562</p> <p><u>Mortgage:</u> Western Dairyland CAA, Inc.</p>	2018	586	\$1082.03	\$1958.48

	Document #854755 <u>Lien:</u> Grace Lutheran Foundation Inc. Case No. 2013CV000577				
12. <u>Town of Union</u> Part of Lot 20, Block 2, Elk Creek Lake Subdivision No. 1, Town of Union, Eau Claire County, Wisconsin, described as follows: Commencing at a point on the East line of said Lot 20 which is 285 feet North of the Southeast corner thereof; running thence North on said East line to the shore of Elk Creek Lake; running thence West along the shore of said lake to the West line of said Lot 20; thence South on the West line of said Lot 20 to a point which is 206 feet North of the Southwest corner thereof; thence Northeasterly to the point of beginning. Parcel #18022-2-271018-330-2005	<u>Owner:</u> Ernest G. Lange and Dorothy E. Lange Document #407562 <u>Mortgage:</u> Western Dairyland CAA, Inc. Document #854755 <u>Lien:</u> Grace Lutheran Foundation Inc. Case No. 2013CV000577	2018	592	\$15.97	\$28.90
13. <u>Town of Pleasant Valley</u> Part of the NW ¼ of the SE ¼ of Section 33, Township 26 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, being a triangular-shaped parcel in the Northwest corner of said forty, lying North and West of Old Sand Road (now known as Lowes Creek Road) and Northeast of a 33 foot wide road. Parcel #18018-2-260933-420-0002	<u>Owner:</u> Charles E. Ryan Lee and Chelsea Catherine Lee Document #1232318 Mineral Rights: The Federal Land Bank of Saint Paul Document #222708	2018	507	\$7.76	\$14.05
14. <u>Town of Union</u> Part of the SE ¼ of the SE ¼ of Section 14, Township 27 North, Range 10 West, Town of Union, Eau Claire County, Wisconsin, described as follows: Commencing at a point on the West line of said forty which is 70 feet South from the Northwest corner thereof; thence East parallel with the North line of said forty, 350 feet; thence South parallel with the West line of said forty, 198 feet; thence West parallel with the North line of said forty, 350 feet to the West line of said forty; thence North on the West line of said forty 198 feet to the point of beginning, excepting and reserving, however, the West 20 feet thereof for driveway purposes; EXCEPTING THEREFROM the following described parcel: Commencing at the Northwest corner of said SE ¼ of the SE ¼; thence South 200.5 feet; thence East 192.5 feet; thence N02°11'W, to Sherman Creek; thence Northwesterly along said creek to the North line of said SE ¼ of the SE ¼; thence West to the point of beginning. Parcel #18022-2-271014-440-0004	<u>Owner:</u> Charles E. Ryan Lee and Chelsea Catherine Lee Document #1232318	2018	581	\$31.94	\$57.81

<p>15. <u>Town of Washington</u> The East ½ of the South 6.51 acres of the SW ¼ of the SW ¼ of Section 31, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin, EXCEPTING the East 17 rods.</p> <p>Parcel #18024-2-270931-330-0003</p>	<p><u>Owner:</u> Charles E. Ryan Lee and Chelsea Catherine Lee Document #1232318</p> <p><u>Mineral Rights:</u> The Federal Land Bank of Saint Paul Document #218758 Document #548896 Agribank, FCB, a federally chartered corporation, successor in interest to The Federal Land Bank of Saint Paul Document #942352</p>	2018	583	\$85.46	\$154.68
<p>16. <u>City of Eau Claire</u> Part of Government Lot 4 in the NE ¼ of the SW ¼ of Section 25, Township 27 North, Range 10 West, City of Eau Claire, Eau Claire County, Wisconsin, described as follows: Commencing at a point 283 feet South on the West line of Government Lot 4; thence South on said line 741 feet; thence N43°E, 816.6 feet; thence N23°30'W, 172.3 feet to a point 283 feet South and 499.6 feet East of the Northwest corner of Government Lot 4; thence West 499.6 feet to the point of beginning, with privilege of using private drive as it now exists from above parcel of land to Plum Street; EXCEPTING the Northeasterly 50 feet, said Northeasterly 50 feet is as measured at right angles to the line described above as N23°30'W, 172.3 feet.</p> <p>Parcel #18221-2-271025-004-0010</p>	<p><u>Owner:</u> Charles E. Ryan Lee and Chelsea Catherine Lee Document #1232318</p>	2018	547	\$274.40	\$496.67
<p>17. <u>City of Eau Claire</u> A parcel of land in the NW ¼ of the SW ¼ of Section 25, Township 27 North, Range 10 West, City of Eau Claire, Eau Claire County, Wisconsin, described as follows: Commencing at the Northeast corner of said forty; thence South 283.14 feet to the point of beginning; thence West 170.5 feet; thence South 508.86 feet; thence East 170.5 feet; thence North 508.86 feet to the point of beginning.</p> <p>Parcel #18221-2-271025-320-0004</p>	<p><u>Owner:</u> Charles E. Ryan Lee and Chelsea Catherine Lee Document #1232318</p>	2018	567	\$98.70	\$178.65

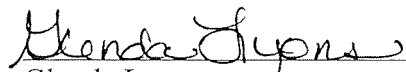
Interest on the principal sum of each lien listed above is charged at the rate of 1% per month from February 1st of the year of certificate. All descriptions by lot and block numbers refer to plats and maps filed in the office of the Register of Deeds of Eau Claire County, Wisconsin.

6. That no municipalities other than Eau Claire County have any right, title or interest in the above-described lands or in the tax liens or in the proceeds thereof, except as stated herein.

WHEREFORE, Eau Claire County petitions for judgment vesting title to each of said parcels in Eau Claire 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 having 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 this list of tax liens in the office of the Clerk of Circuit Court of Eau Claire County.

Dated this 21st day of July 2023

Eau Claire County, Wisconsin


Glenda Lyons
County Treasurer


Sarah E. Brown-Jager
Assistant Corporation Counsel
State Bar No. 1084457

STATE OF WISCONSIN)
)
COUNTY OF EAU CLAIRE)

Glenda Lyons, being first duly sworn on oath, says that she is the County Treasurer of Eau Claire County, Wisconsin, and that the foregoing list of tax liens and statements and data therein contained are true and correct according to the records of the office of that affiant.

Glenda Lyons
Glenda Lyons
County Treasurer

Subscribed and sworn to before me
This 21st day of July, 2023

Yvonne Kuehn
Yvonne Kuehn
Notary Public, Eau Claire County, Wisconsin
My commission expires 9/20/2024.

