



## Office of the County Treasurer

County Courthouse 1010 South 8<sup>th</sup> Street • Manitowoc WI 54220 Fax-920.683.5180  
Amy Kocian, County Treasurer 920.683.4021 amykocian@manitowocountywi.gov  
Melissa McCulley, Deputy Treasurer 920.683.4020 melissamcculley@manitowocountywi.gov

June 23, 2021

CITY OF MANITOWOC  
MACKENZIE REED-KADOW  
900 QUAY ST  
MANITOWOC WI 54220

IN REM #: 7,8,9,10,11,12,13

PARCEL #: 052-000-270-021.00 TODD ELLIOTT; 052-000-316-159.00 RUBY FRANCO; 052-000-316-160.00 RAUL BUSTAMANTE AND RUBY BUSTAMANTE; 052-000-326-050.00 STEVEN METZGER; 052-220-005-200.00 EUGENE H. SNYDER; 052-791-006-050.00 TODD ELLIOTT AND CARMEN ELLIOTT; 052-816-202-130.00 JERRY T. DECKER

Enclosed is a copy of the public notice of the tax foreclosure action In Rem 2021 which constitutes the commencement of a special proceeding by Manitowoc County against each parcel of real estate with delinquent taxes from 2017 to present. Any person having any right, title or interest in any parcel described in the list may redeem such a parcel by **paying all of the sums mentioned, together with interest and other foreclosure charges**. An explanation of these rights from the Wisconsin State Statutes has been enclosed.

The last day of redemption is **Thursday, August 19<sup>th</sup>, 2021**. Any objection to the foreclosure on one of the following three grounds is required within thirty days (30) from the last date of redemption:

- 1) The land was not liable to taxation.
- 2) The taxes were, in fact, paid on the parcel.
- 3) The tax lien is barred by the statute of limitations.

The court date for foreclosure action is scheduled for **Thursday, September 23<sup>rd</sup>, 2021 at 9:00 AM in Branch I**. If the total amount of taxes, interest, and foreclosure charges remain unpaid or a signed agreement is not on file at the time of the court action, the property listed above may become the property of Manitowoc County.

If you are the owner of this property and currently have an active military status, please notify our office.

Any questions can be directed to the County Treasurer Office at 920-683-4020 or 920-683-4021.

Thank you,

*Amy Kocian*

Amy Kocian  
Manitowoc County Treasurer

Enclosures

**FILED**

JUN 08 2021

CLERK OF CIRCUIT COURT  
MANITOWOC COUNTY, WI

**STATE OF WISCONSIN**

**CIRCUIT COURT**

**MANITOWOC COUNTY**

In the Matter of the Foreclosure of  
Tax Liens under Wis. Stat. § 75.521  
by Manitowoc County, List of Tax  
Liens For 2021, Parcel Numbers 1 - 19

Case No. 2021 GF 90  
Case Classification Type: Other - Real Estate  
Case Classification Code: 30405

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**PETITION**

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TO THE CIRCUIT COURT:

NOW COMES Manitowoc County, Wisconsin, by Corporation Counsel Peter J. Conrad and Treasurer Amy Kocian, who file this Petition and allege and show to the Court as follows:

1. Manitowoc County, by ordinance adopted on April 22, 1948, has elected to proceed under Wis. Stat. § 75.521 for the purpose of enforcing tax liens in Manitowoc County.

2. Filed herewith and incorporated herein by reference is a List of Tax Liens Being Foreclosed ("List"). This List is made and filed pursuant to the provisions of Wis. Stat. § 75.521 and includes:

- a. A brief description sufficient to identify each parcel affected by such tax lien, including the lot, block, and section number of any parcel upon any tract, the plat or map of which is filed in the office of the Register of Deeds of Manitowoc County or an engineer's metes and bounds description if the lands be unplatted;
- b. The name or names of the last owner or owners of the parcel as the ownership interest appears of record in the office of the Register of Deeds of Manitowoc County;
- c. The name or names of the mortgagee or mortgagees of the parcel as the mortgage interest appears of record in the office of the Register of Deeds for Manitowoc County;
- d. The name of the State of Wisconsin where it has a determined but unpaid death tax lien; a filed, nonoutlawed income or franchise tax warrant; or a judgment entered in the judgment and lien docket for Manitowoc County;

Dated this 8th day of June 2021.

Respectfully submitted,

Peter J. Conrad, Wis. Bar No. 1069221  
Manitowoc County Corporation Counsel

Amy Kocian  
Manitowoc County Treasurer

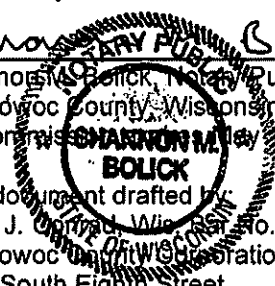
STATE OF WISCONSIN    )  
  ) SS  
MANITOWOC COUNTY    )

Amy Kocian, being first duly sworn, says that she is the Treasurer of Manitowoc County, Wisconsin; that she has read the Petition and that the same is true to her own knowledge.

Amy Kocian  
Manitowoc County Treasurer

Subscribed and sworn to before me  
this 8th day of June 2021.

Shannon M. Bolick, Notary Public  
Manitowoc County, Wisconsin  
My commission expires 19, 2023.



This document drafted by:  
Peter J. Conrad, Wis. Bar No. 1069221  
Manitowoc County Corporation Counsel  
1010 South Eighth Street  
Manitowoc, Wisconsin 54220  
Email: peterconrad@manitowoccountywi.gov  
Telephone: (920) 683-4062  
Fax: (920) 683-5182

**FILED**

**JUN 14 2021**

**CLERK OF CIRCUIT COURT  
MANITOWOC COUNTY, WI**

**STATE OF WISCONSIN                      CIRCUIT COURT                      MANITOWOC COUNTY**

In the Matter of the Foreclosure of  
Tax Liens under Wis. Stat. § 75.521  
by Manitowoc County, List of Tax  
Liens For In Rem 2021 Nos. 1 – 20.

Case No. 2021 GF 90

Case Classification Type: Other - Real Estate  
Case Classification Code: 30405

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**AMENDED LIST OF TAX LIENS OF MANITOWOC COUNTY BEING  
FORECLOSED BY PROCEEDING IN REM 2021 NUMBERS 1 - 20**

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STATE OF WISCONSIN    )  
  ) SS  
MANITOWOC COUNTY    )

Amy Kocian, being first duly sworn, on oath deposes and says:

1. I am the Treasurer for the County of Manitowoc, Wisconsin and in that capacity publish this List of Tax Liens Being Foreclosed ("List").

2. I petition the Manitowoc County Circuit Court for an order of judgment vesting title to each listed parcel of land in Manitowoc County as of the date of entry of judgment and barring any and all claims whatsoever of the former owner or any person claiming through or under an owner since the date of the filing of the list of tax liens in the office of the Clerk of Circuit Court for Manitowoc County.

**Parcel No. 7**

**DESCRIPTION:** 052-000-270-021.00

The East Thirty-four and One-Tenth (34.1) feet of Lot Two (2) of Block Two Hundred Seventy (270) in the City of Manitowoc, according to the Recorded Plat thereof; known as the Original Plat of said City of Manitowoc.

Subject to highways, rights-of-way, and easements of record.

**OWNER(S):** Todd Elliott

**MORTGAGOR(S):** None.

**MORTGAGEE(S):** None.

**JUDGMENTS, STATE TAX LIENS, OR WARRANTS:** Wisconsin Department of Revenue; Reviver Financial, LLC; Sysco Eastern Wisconsin, LLC; Wisconsin Department of Industry, Labor and Human Relations/Department of Workforce Development Case Nos. 2018UC000068, 2019UC000015, and 2019UC000063; LVNV Funding, LLC

**SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:**

2021; 2020; \$2,575.13

2020; 2019; \$1,803.13

2019; 2018; \$2,173.64

2018; 2017; \$ 2,173.59

**Parcel No. 8**

DESCRIPTION: 052-000-316-159.00

Tract One (1) of a Certified Survey in Lot Thirteen (13) of Block Three Hundred Sixteen (316) of the Original Plat in the City of Manitowoc, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 8 of Certified Survey Maps, page 371, Document Number 541651.

Subject to highways, rights-of-way, and easements of record.

OWNER(S): Ruby Franco n/k/a Ruby Bustamante

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2021; 2020; \$1,252.26

2020; 2019; \$1,362.71

2019; 2018; \$1,490.18

2018; 2017; \$1,684.96



**Parcel No. 9**

DESCRIPTION: 052-000-316-160.00

Tract Two (2) of a Certified Survey in Lots Thirteen (13) and Sixteen (16) of Block Three Hundred Sixteen (316) of the Original Plat of the City of Manitowoc, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 8 of Certified Survey Maps, page 371, Document Number 541651.

Subject to highways, rights-of-way, and easements of record.

OWNER(S): Raul Bustamante and Ruby Bustamante

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS:

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2021; 2020; \$228.10

2020; 2019; \$252.30

2019; 2018; \$669.95

2018; 2017; \$335.05

**Parcel No. 10**

DESCRIPTION: 052-000-326-050.00

The East Eight-nine (89) feet and One (1) inch of Lot Four (4); and also the East Eighty-nine (89) feet and One (1) inch of that part of Lot Five (5), described as follows: Beginning at the Southeast corner of the above described Lot 4, thence South 12 inches, thence West to a point 23 inches South of the Southwest corner of said Lot 4, thence North 23 inches to the Southwest corner of said Lot 4, thence East along the South line of said Lot 4 to the point of beginning; all in Block Three Hundred Twenty-six (326) of the Original Plat in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.  
Subject to highways, rights-of-way, and easements of record.

OWNER(S): Steven Metzger

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Pat Halverson; Seiler Bros. Construction, Inc.; Mike H. Howe; Wisconsin Department of Industry, Labor and Human Relations/Department of Workforce Development Case No. 2018UC000020; UnitedOne Credit Union; Manitowoc County Clerk of Circuit Court; and State of Wisconsin, Dept. of Children & Families Child Support Lien.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2021; 2020;	\$192.00
2020; 2019;	\$209.28
2019; 2018;	\$0.00
2018; 2017;	\$433.44



**Parcel No. 11**

DESCRIPTION: 052-220-005-200.00

Lot Twenty (20) of Block Five (5) of Custerdale Subdivision in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.

Subject to highways, rights-of-way, and easements of record.

OWNER(S): Eugene H. Snyder.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Wendi Barner (Peltier); Lyle DeBauche; Webster Properties, LLC; Mr. GM, LLC; Brian McDonald; Manitowoc County Clerk of Circuit Court; JRC, Inc.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2021; 2020;	\$883.20
2020; 2019;	\$976.35
2019; 2018;	\$1,051.23
2018; 2017;	\$1,165.09

**Parcel No. 12**

DESCRIPTION: 052-791-006-050.00

Lot Five (5) of Block Six (6) of Wood's Park Addition No. 2 in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

Subject to highways, rights-of-way, and easements of record.

OWNER(S): Todd Elliott and Carmen Elliott, husband and wife, as survivorship marital property.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Wisconsin Department of Revenue; Reviver Financial, LLC; Sysco Eastern Wisconsin, LLC; Wisconsin Department of Industry, Labor and Human Relations/Department of Workforce Development Case Nos. 2018UC000068, 2019UC000015, 2018WC000006, and 2019UC000063; LVNV Funding, LLC.

**SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:**

2021; 2020; \$3,194.35

2020; 2019; \$3,465.01

2019; 2018; \$3,849.90

2018; 2017; \$4,098.47

**Parcel No. 13**

DESCRIPTION: 052-816-202-130.00

The South Fifty (50) feet of the North One-half (N 1/2) of the West One-half (W 1/2) of the South One-half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, Manitowoc County, Wisconsin, excepting therefrom parcel conveyed to the City of Manitowoc in Volume 454 of Records, page 244, as Document No. 457266. Also excepting therefrom parcel conveyed in Volume 522 of Records, page 168, as Document No. 492227. Subject to highways, rights-of-way, and easements of record.

OWNER(S): Jerry T. Decker a/k/a Jerry Decker.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Holy Family Memorial Medical Center; Vodka Straights, LLC; Lakeland Manor, LLC.

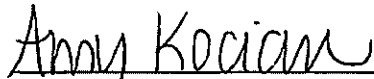
SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

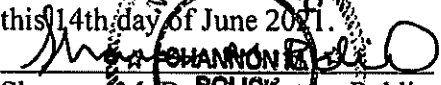
2021; 2020;	\$2,272.00
2020; 2019;	\$3,671.59
2019; 2018;	\$16,055.49
2018; 2017;	\$6,041.35

3. Interest on the principal sum of each tax lien on the List is charged at the rate authorized by Wis. Stat. § 74.47(1), which is one percent per month or fraction of a month that the principal sum has been past due and unpaid.

4. No municipality, other than Manitowoc County, Wisconsin, has any right, title, or interest in the above described lands or in the tax liens or the proceeds thereof other than for any unknown claims they may have for special assessments against the premises, which claims are subordinate to the claims of Manitowoc County, Wisconsin.

Dated this 14th day of June 2021.

  
\_\_\_\_\_  
Amy Kocian  
Manitowoc County Treasurer

Subscribed and sworn to before me  
this 14th day of June 2021.  
  
\_\_\_\_\_  
Shannon M. Boller, Notary Public  
Manitowoc County, Wisconsin  
My commission expires May 19, 2023.

This document drafted by:  
Peter J. Conrad, Wis. Bar No. 1069221  
Manitowoc County Corporation Counsel  
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Manitowoc, Wisconsin 54220  
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## Wisconsin State Statute 75.521(5)

**(5) RIGHTS OF PERSONS HAVING AN INTEREST IN PARCELS OF LAND AFFECTED BY TAX LIENS.** Every person, including any municipal taxing district other than the county, having any right, title or interest in, or lien upon, any parcel described in such list may redeem such parcel by paying all of the sums mentioned in such list of tax liens together with interest thereon and the reasonable costs that the county incurred to initiate the proceedings under sub. (3) plus the person's share of the reasonable costs of publication under sub. (6), or such portion thereof as is due for the interest therein or part thereof owned by such person which amount shall be determined by the county treasurer on application, before the expiration of the redemption period mentioned in the notice published pursuant to sub. (6), or may serve a verified answer upon the county treasurer of such county, as provided in sub. (7). The caption of such answer shall contain a reference to the number or numbers of the parcels concerned as shown by the treasurer's list. Such answer must be served on said county treasurer and filed in the office of the clerk of the circuit court within 30 days after the date mentioned in the notice published pursuant to sub. (6), as the last day for redemption. In the event of the failure to redeem or answer by any person having the right to redeem or answer within the time herein limited, such person, and all persons claiming under and through that person, from and after the date of the filing of said list of tax liens with the clerk of the circuit court, shall be forever barred and foreclosed of all his or her right, title and interest in and to the parcel described in such list of tax liens and a judgment in foreclosure may be taken as herein provided. Upon redemption as permitted by this section, the person redeeming shall be entitled to a certificate evidencing such redemption from the county treasurer of such county, describing the property in the same manner as it is described in such list of tax liens and the fact of such redemption shall be noted upon the tax rolls in the office of the county treasurer, who shall file a certified copy of such redemption certificate with the clerk of the circuit court and upon such filing, such clerk shall note the word "Redeemed" and the date of such filing opposite the description of said parcel on such list of tax liens. Such notation shall operate to cancel the notice of pendency of proceeding with respect to such parcel or such portion thereof. The person so redeeming shall be entitled to add the amount paid in redemption to the face amount of any lien which the person may have against said lands and to have interest thereon until paid.