

**Report to the
Manitowoc Plan Commission**

Meeting Date: July 22, 2020

Request: PC 23-2020: Manitowoc County: Review of Tax Foreclosure Properties

Reason for Request: Annual review of foreclosed properties to determine if the city has any interest.

Report: Staff has reviewed the available foreclosed properties and there are no properties that staff feels are needed for any City purpose.

Recommendation: Place the foreclosure list on file with no further action taken.



Office of the County Treasurer

County Courthouse 1010 South 8th Street • Manitowoc WI 54220

Fax-920.683.5180

Amy Kocian, County Treasurer

920.683.4021

amykocian@co.manitowoc.wi.us

Melissa Oliver, Deputy County Treasurer

920.683.4020

melissaoliver@co.manitowoc.wi.us

June 30, 2020

CITY OF MANITOWOC
DEBORAH NEUSER
900 QUAY ST
MANITOWOC WI 54220

IN REM #: 21,22,23,24,25,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41

PARCEL #: 052-000-117-010.00 THEODORE R. & ASHLEY L. DUERST; 052-000-193-131.00 ANDREW PEDERSEN; 052-000-210-011.00 MICHAEL J. ARANT; 052-000-243-180.00 TAP THAT APP STUDIOS INC; 052-000-256-021.00 EUGENE H. SNYDER; 052-000-285-070.00 JOHN P. BURAN; 052-000-308-210.00 WERGIN-SCHOENEMAN PARTNERSHIP; 052-220-012-110.00 RICHARD A. & JOANNE REYNOLDS; 052-220-012-140.00 KEVIN C. HURLEY; 052-220-012-200.00 KRISTOPHER C. & JAMIE L. HANSEN; 052-345-005-140.00 WILLIAM A. JOSEPH; 052-355-082-012.00 GREGORY L. KRUEGER; 052-381-005-050.00 THERESA M. THOMPSON; 052-465-001-270.00 NATHAN A. JOY; 052-617-012-060.00 MICHAEL E. CHECK; 052-640-004-020.00 SUE S. SHIMEK-KUSCHE; 052-718-002-010.00 GENE WHEELER; 052-756-000-210.00 NATIONAL ASSET MGMT GROUP INC; 052-809-201-011.00 CHRISTOPHER A. & MARY E. SCHMIDT; 052-811-104-054.00 AQUA HOLDINGS 2 LLC; 052-811-403-190.00 HARLEY J. ENGEL

Enclosed is a copy of the public notice of the tax foreclosure action In Rem 2020 which constitutes the commencement of a special proceeding by Manitowoc County against each parcel of real estate with delinquent taxes from 2016 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 **Wednesday, August 26th, 2020**. 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 **Friday, October 9th, 2020 at 10:00 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.

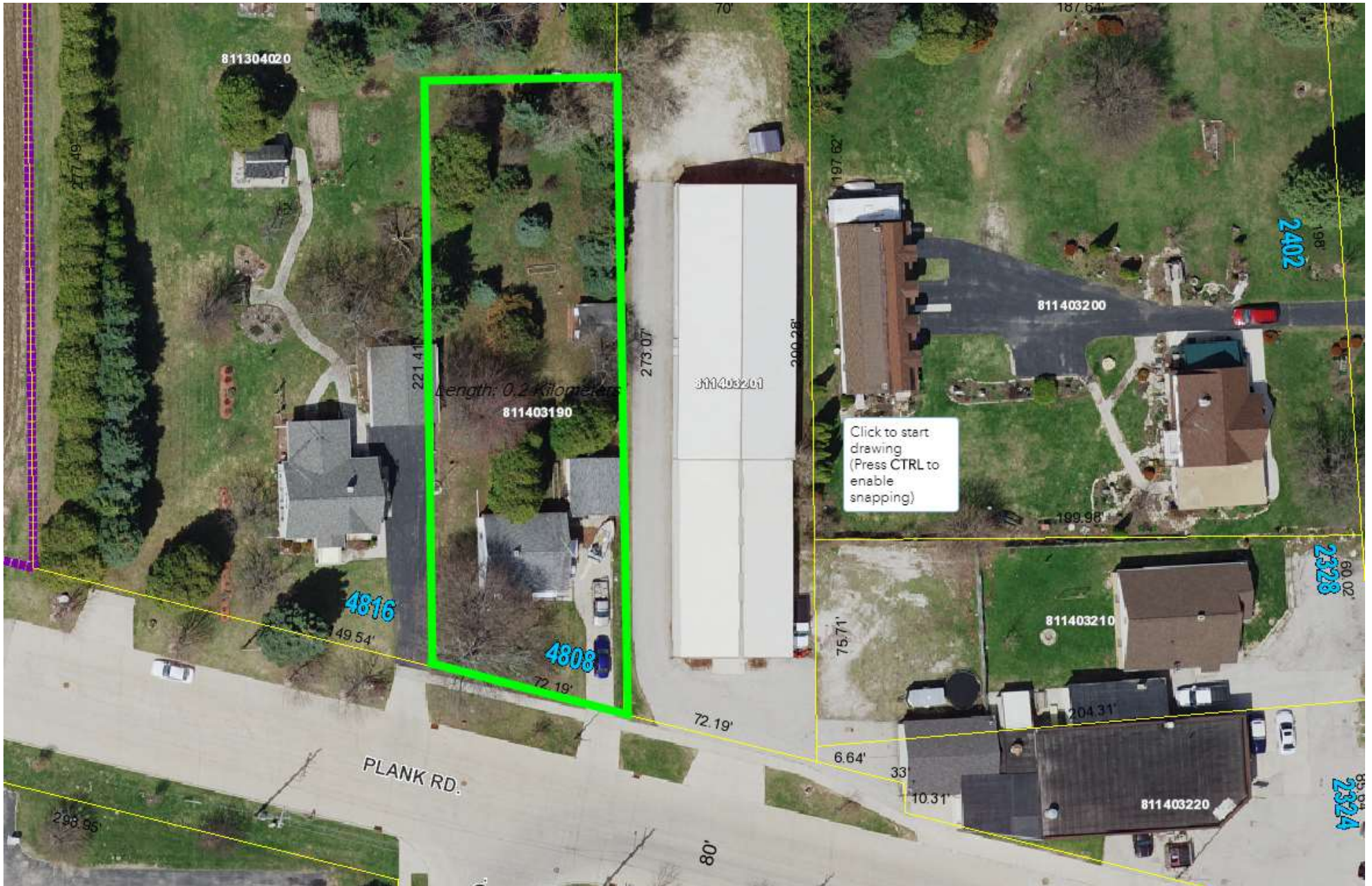
The amount of taxes due and payable is enclosed for your reference. If you have any questions, please call the County Treasurer Office at 920-683-4020 or 920-683-4021.

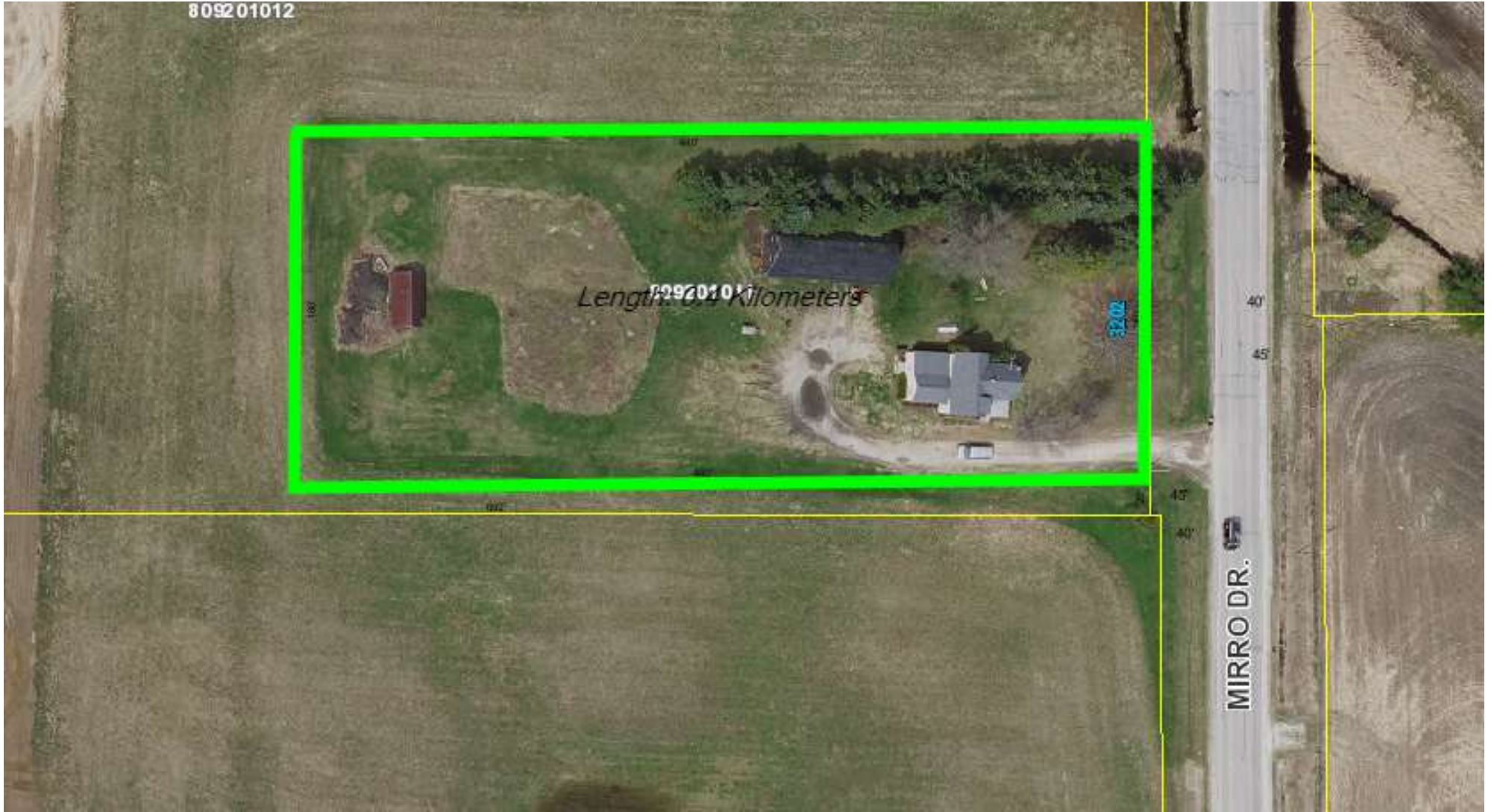
If you, as owner of this property, currently have an active military status, please notify our office.

Thank you,

Amy Kocian
Manitowoc County Treasurer

Enclosures







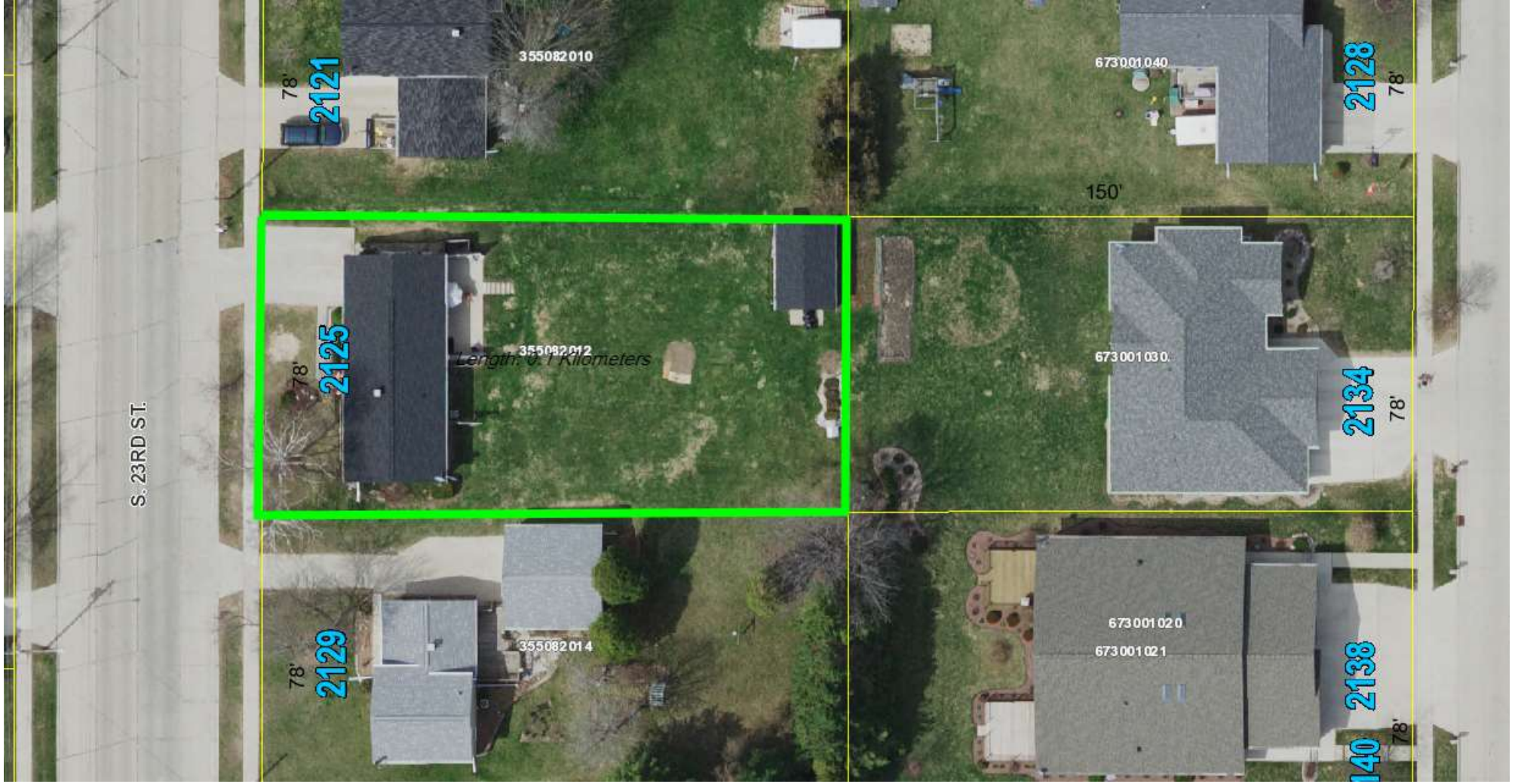


















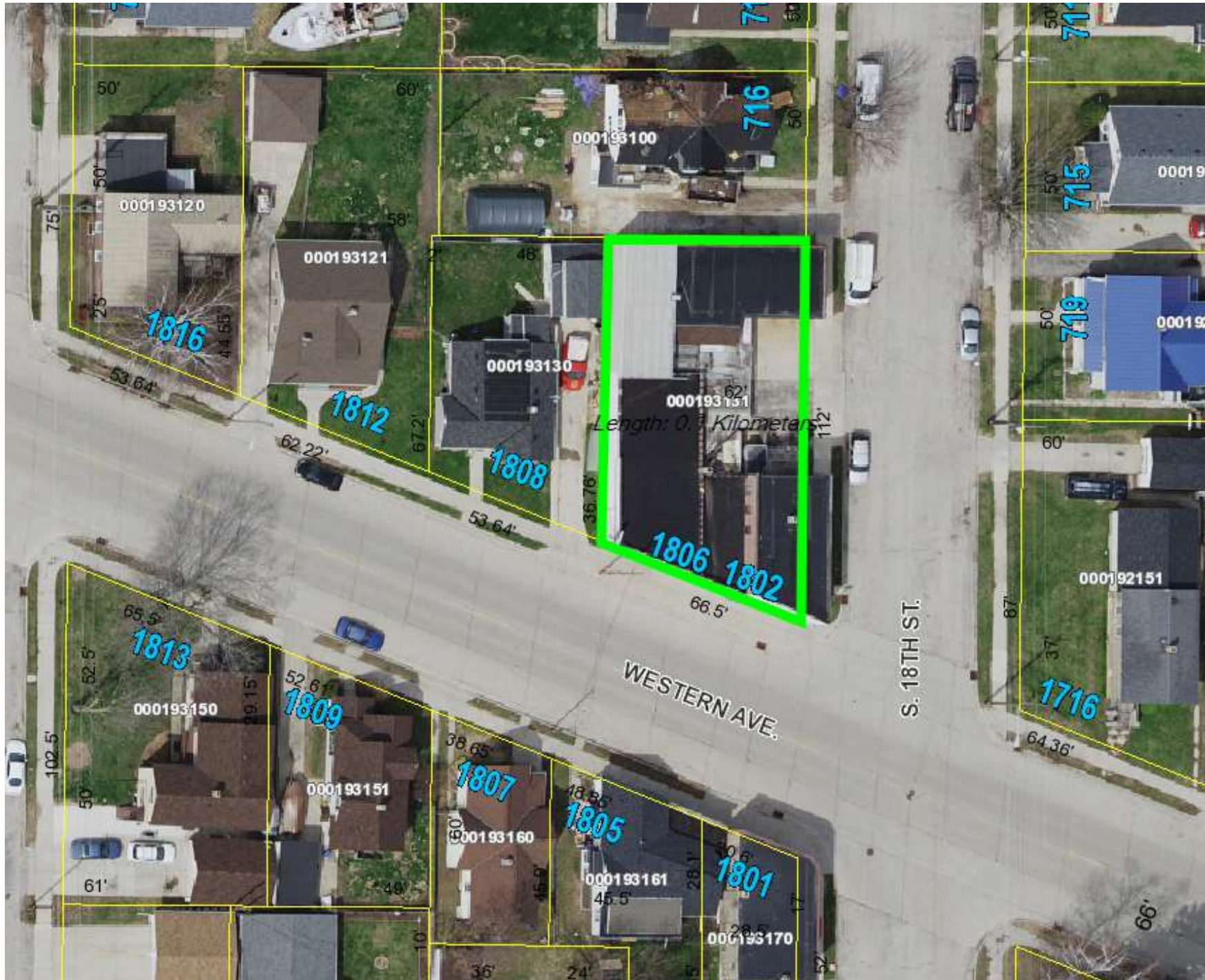














In the Matter of the Foreclosure of
Tax Liens under Wis. Stat. § 75.521
by Manitowoc County, List of Tax
Liens For 2020, Parcel Numbers 1 - 47

Case No. 2020 GF 90
Case Classification Type: Other - Real Estate
Case Classification Code: 30405

FILED

PETITION

JUN 16 2020

CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WI

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;
- e. A statement of the amount of the principal sum of each tax lien in the hands of the Manitowoc County Treasurer, together with the date from which and the

rate at which interest shall be computed on said principal sum:

- f. The names of all municipalities, other than Manitowoc County, having any right, title, or interest in the land or in the tax liens or the proceeds thereof; and
- g. A petition to the court for judgment vesting title to each of said parcels 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.

3. The interest in taxes for each described parcel has been conveyed to Manitowoc County as delinquent, Manitowoc County is now the owner and holder of the tax liens for the years indicated on the List, and more than two years have elapsed since the date of the tax sale certificate.

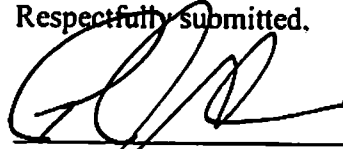
4. Interest on the principal sum of each tax lien on the List is charged at the rate authorized by Wis. Stat. § 74.47(1), which is one percent per month or fraction of a month that the principal sum has been past due and unpaid.

5. 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.

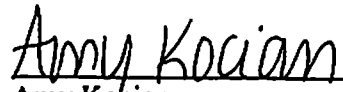
WHEREFORE, Manitowoc County, Wisconsin prays for judgment vesting title to each of said parcels of land in Manitowoc County as of the date of entry of judgment and barring any and all claims whatsoever of the former owner or any person claiming through or under an owner since the date of the filing of the list of tax liens in the office of the Clerk of Circuit Court for Manitowoc County.

Dated this 16th day of June 2020.

Respectfully submitted,



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



Amy Kocian
Manitowoc County Treasurer

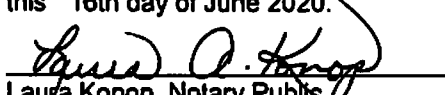
STATE OF WISCONSIN)
) SS
MANITOWOC COUNTY)

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 16th day of June 2020.


Laura Konop, Notary Public
Manitowoc County, Wisconsin
My commission expires 1/22/2021.

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

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.

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

CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WI

STATE OF WISCONSIN)
) SS)
MANITOWOC COUNTY)

JUN 16 2020

FILED

LIST OF TAX LIENS OF MANITOWOC COUNTY BEING
FORECLOSED BY PROCEEDING IN REM 2020 NUMBERS 1 - 47

In the Matter of the Foreclosure of
Tax Liens under Wis. Stat. § 75.521
by Manitowoc County, List of Tax
Liens For In Rem 2020 Nos. 1 - 47.

Case No. 2020 GF 90
Case Classification Type: Other - Real Estate
Case Classification Code: 30405

STATE OF WISCONSIN
CIRCUIT COURT
MANITOWOC COUNTY

Parcel No. 21

DESCRIPTION: 052-000-117-010.00

The South Forty (40) feet of Lot One (1) of Block One Hundred Seventeen (117) of the Original Plat of 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): Ashley L. Duerst and Theodore R. Duerst, joint tenants, as survivorship marital property

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: State of Wisconsin, Dept. of Children & Families Child Support Lien.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$594.32

2019; 2018; \$646.30

2018; 2017; \$694.34

2017; 2016; \$834.78

Parcel No. 22

DESCRIPTION: 052-000-193-131.00

The East Sixty-two (62) feet of Lots Eleven (11) and Thirteen (13) of Block One Hundred Ninety-three (193) of the Original Plat of 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): Andrew Pedersen

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: State of Wisconsin, Dept. of Children & Families Child Support Lien; Manitowoc County Clerk of Circuit Court: Order to Raze and Remove issued by City of Manitowoc.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$2,119.85

2019; 2018; \$2,423.13

2018; 2017; \$2,174.67

2017; 2016; \$2,516.43

Parcel No. 23

DESCRIPTION: 052-000-210-011.00

The West One-half (W1/2) of Lots One (1) and Four (4) of Block Two Hundred Ten (210) of the Original Plat of 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): Michael J. Arant

MORTGAGOR(S): Michael J. Arant

MORTGAGEE(S): City of Manitowoc; Associated Bank

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Associated Bank, N.A.; Manitowoc County Clerk of Circuit Court.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019;	\$1,467.02
2019; 2018;	\$2,768.55
2018; 2017;	\$1,783.31
2017; 2016;	\$2,681.41
2016; 2015;	\$2,263.11
2015; 2014;	\$2,378.51
2014; 2013;	\$1,936.95

Parcel No. 24

DESCRIPTION: 052-000-243-180.00

**All of Lot Eighteen (18); and also the East Ten (10) feet of Lot Nineteen (19);
ALL IN Block Two Hundred Forty-three (243) of the Original Plat of the City of Manitowoc,
according to the Recorded Plat thereof.**

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

OWNER(S): Tap That App Studios Inc.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

**JUDGMENTS, STATE TAX LIENS, OR WARRANTS: City of Manitowoc, Order to Raze
and Remove.**

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,779.24

2019; 2018; \$1,358.24

2018; 2017; \$1,611.16

2017; 2016; \$1,682.39

Parcel No. 25

DESCRIPTION: 052-000-256-021.00

Lot Two (2) of Block Two Hundred Fifty-six (256) of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin, according to the recorded plat thereof.

EXCEPTING therefrom the East Five (5) feet thereof.

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: Webster Properties LLC; Mr. GM, LLC; City of Manitowoc; Brian McDonald; Manitowoc County Clerk of Circuit Court; Wendi Barner (Peltier); Lyle DeBauche; JRC, Inc.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$523.30

2019; 2018; \$568.91

2018; 2017; \$611.10

2017; 2016; \$2,209.00

Parcel No. 27

DESCRIPTION: 052-000-308-210.00

Lot Twenty-one (21) of Block Three Hundred Eight (308) 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): Wergin-Schoeneman Partnership

MORTGAGOR(S): Wergin-Schoeneman Partnership

MORTGAGEE(S): First National Bank; Bank First National

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,464.45

2019; 2018; \$1,594.34

2018; 2017; \$1,714.19

2017; 2016; \$1,995.82

Parcel No. 28

DESCRIPTION: 052-220-012-110.00

Lot Eleven (11) of Block Twelve (12) 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): Richard A. Reynolds and Joanne Reynolds, his wife, or the survivor

MORTGAGOR(S): Richard A. and JoAnne C. Reynolds

MORTGAGEE(S): City of Manitowoc

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Oliphant Financial, LLC; Chizek Elevator & Transport, Inc.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

**2020; 2019: \$2,924.04
2019; 2018: \$1,951.63
2018; 2017: \$2,184.27
2017; 2016: \$1,152.49
2016; 2015: \$1,248.71**

Parcel No. 29

DESCRIPTION: 052-220-012-140.00

Lot Fourteen (14) in Block Twelve (12) 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): Kevin C. Hurley

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Wisconsin Public Service Corporation.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019: \$1,445.58

2019; 2018: \$1,560.49

2018; 2017: \$1,677.75

2017; 2016: \$63.34

Parcel No. 30

DESCRIPTION: 052-220-012-200.00

Lot Twenty (20); and also the South Twelve and One-half (12½) feet of Lot Seventeen (17); ALL IN Block Twelve (12) 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): Kristopher C. Hansen and Jamie L. Hansen a/k/a Jamie L. Moldenhauer

NOTE: Per Divorce Case No. 2015FA202 the above parties are divorced from each other. The herein described real estate was awarded to Kristopher Carter Hansen.

MORTGAGOR(S): Kristopher C. Hansen and Jamie L. Hansen.

MORTGAGEE(S): Fox Communities Credit Union, successor by merger to RiverWood Maritime Credit Union.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Holy Family Memorial Inc.; Atlantic Credit & Finance Special Finance Unit III LLC; Manitowoc County Clerk of Circuit Court.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,788.87

2019; 2018; \$1,966.79

2018; 2017; \$2,160.54

2017; 2016; \$2,493.01

Parcel No. 31

DESCRIPTION: 052-345-005-140.00

Lots Thirteen (13) and Fourteen (14) of Block Five (5) in Manitowoc Land and Salt Company's Subdivision Number One (1) known as "Highland Home" 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): William A. Joseph

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,497.61

2019; 2018; \$1,582.25

2018; 2017; \$1,701.16

2017; 2016; \$1,978.55

Parcel No. 32

DESCRIPTION: 052-355-082-012.00

Tract "3C" of a Certified Survey in Lots Eighty-two (82) and Eighty-three (83) of Hinckley's Subdivision, City of Manitowoc, (being a resubdivision of Tract 3 of a Certified Survey recorded in Volume 7 of Certified Survey Maps, Page 381), as recorded in the office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 7 of Certified Survey Maps, Page 601, as Document Number 530615.

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

OWNER(S): Gregory L. Krueger.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Manitowoc County Clerk of Circuit Court; Duke Capital, LLC.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2018; 2017; \$2,258.60

2017; 2016; \$930.86

Parcel No. 33

DESCRIPTION: 052-381-005-050.00

Lot Five (5) of Block Five (5) of Kadow's Addition Number One (1) to the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Addition.

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

OWNER(S): Theresa M. Thompson f/k/a Theresa Marie Ehlers

MORTGAGOR(S): Randolph A. and Saralie S. Terens, Vendor; Russell & Theresa Ehlers, Vendee as mortgagor.

MORTGAGEE(S): City of Manitowoc.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Salander Enterprises, LLC.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,203.59

2019; 2018; \$1,294.46

2018; 2017; \$1,494.76

2017; 2016; \$1,671.40

2016; 2015; \$1,826.48

Parcel No. 34

DESCRIPTION: 052-465-001-270.00

Lot Twenty-seven (27) of Block One (1) of Markhams Woods 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): Nathan A. Joy.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2018; 2017; \$35.42

2017; 2016; \$3,416.83

Parcel No. 35

DESCRIPTION: 052-617-012-060.00

Lot Six (6) of Block Twelve (12) of Royal Oaks Subdivision No. 4 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): Michael E. Check.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Wisconsin Department of Revenue Delinquent State Tax Lien Case Nos. 2020TW000045, 2020TW000085, and 2018TW000159; Paul Braun; Internal Revenue Service Federal Tax Lien Instrument Nos. 1167427, 1206466, and 1206467.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

**2020; 2019; \$863.46
2019; 2018; \$940.79
2018; 2017; \$1,176.21
2017; 2016; \$1,808.88**

Parcel No. 36

DESCRIPTION: 052-640-004-020.00

Lot Two (2) of Block Four (4) of Schroeder's 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): Sue S. Shimek-Kusche

MORTGAGOR(S): Sue S. Shimek-Kusche

MORTGAGEE(S): Community First Credit Union.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,685.48

2019; 2018; \$1,944.54

2018; 2017; \$3,004.18

2017; 2016; \$74.45

Parcel No. 37

DESCRIPTION: 052-718-002-010.00

A tract of land being part of Lots Numbered Two (2), Four (4), Five (5) and Six (6) of the Subdivision of the West One-half (W1/2) of the Northeast Quarter (NE1/4) of Section Numbered Thirteen (13), Township Numbered Nineteen (19) North, Range Numbered Twenty-three (23) East in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision, more particularly described as follows, to-wit:

Commencing at the N1/4 corner of Section 13, being the Northwest corner of the W1/2 NE1/4 of said Section; thence Southerly along the quarter section line a distance of 1691.1 feet to the center of the Plank Road; thence S.64°23'E. a distance of 434.5 feet to the point of real beginning; thence N.17°01'E. a distance of 215 feet; thence N.64°23'W. a distance of 60 feet; thence N.17°01'E. a distance of 104.95 feet; thence Northerly and parallel to the quarter section line a distance of 712.82 feet; thence Easterly to the 1/16th line; thence Southerly along the said 1/16th line to a point 435.6 feet Northerly from the center of the Plank Road; thence N.62°45'W. a distance of 167.4 feet; thence Southerly and parallel to the 1/16th line a distance of 435.6 feet; thence N.64°23'W. a distance of 167.4 feet; thence Northerly and parallel to the 1/16th line a distance of 435.6 feet; thence N.62°45'W., 311.6 feet; thence Southerly and parallel to the 1/16th line a distance of 436.92 feet; thence N.64°23'W. a distance of 417.8 feet to the point of real beginning.

EXCEPTING THEREFROM that parcel conveyed to Roy L. Novak and Ardith Novak, his wife, by Warranty Deed recorded in Volume 307 of Deeds, page 150, #375781.

FURTHER EXCEPTING Tract "A" of a Certified Survey recorded in Volume 1 of Certified Survey Maps, page 71, #391907 conveyed to Eugene P. Temme and Virginia Temme, his wife, by Warranty Deed recorded in Volume 321 of Deeds, page 558.

FURTHER EXCEPTING Tract "B" of a Certified Survey recorded in Volume 1 of Certified Survey Maps, page 349, #406713 conveyed to Raymond W. Van Ells and Jean M. Van Ells, husband and wife, as joint tenants, by Warranty Deed recorded in Volume 334 of Deeds, page 354.

FURTHER EXCEPTING parcel conveyed to Roy L. Novak and Ardith Novak, his wife, by Warranty Deed recorded in Volume 468 of Records, page 148, #464297.

FURTHER EXCEPTING parcel conveyed to Eugene P. Temme and Virginia Temme by Deed recorded in Volume 661 of Records, page 672, #563465.

ALSO EXCEPTING parcel conveyed to the City of Manitowoc by Deeds recorded in Volume 665 of Records, page 127, #565185 and Volume 665 of Records, page 559, #565451.

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

OWNER(S): Gene Wheeler

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS:

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$2,814.61

2019; 2018; \$3,066.63

2018; 2017; \$3,298.84

2017; 2016; \$3,468.13

Parcel No. 38

DESCRIPTION: 052-756-000-210.00

Lot Twenty-one (21) of the Replat of Venture Estates in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Resubdivision.

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

OWNER(S): National Asset Management. Group, Inc.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,953.37

2019; 2018; \$2,128.25

2018; 2017; \$2,764.08

2017; 2016; \$2,645.82

Parcel No. 39

DESCRIPTION: 052-809-201-011.00

Lot One (1) of a Certified Survey in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), Township Nineteen (19) North, Range Twenty-four (24) East, in the City of Manitowoc, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, as recorded in Volume 32 of Certified Survey Maps, page 113, as Document Number 1166211.

EXCEPTING THEREFROM portion conveyed for street purposes by Quit Claim Deed recorded in Volume 3018 of Records, page 161, as Document Number 1170049.

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

OWNER(S): Christopher A. Schmidt and Mary E. Schmidt, husband and wife as survivorship marital property.

MORTGAGOR(S): Christopher A. Schmidt and Mary E. Schmidt.

MORTGAGEE(S): Steven R. Schenian and Marianne Schenian.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$2,875.60

2019; 2018; \$3,120.40

2018; 2017; \$3,355.79

2017; 2016; \$3,954.05

Parcel No. 40

DESCRIPTION: 052-811-104-054.00

Tract One (1) of a Certified Survey in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Eleven (11), Township Nineteen (19) North, Range, Twenty-three (23) East, in the City of Manitowoc, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 26 of Certified Survey Maps on page 11 as Document No. 1008520.

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

OWNER(S): Aqua Holdings 2, LLC, a Wisconsin Limited Liability Company.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

**2020; 2019; \$6.67
2019; 2018; \$12.10
2018; 2017; \$13.00
2017; 2016; \$59.78**

Parcel No. 41

DESCRIPTION: 052-811-403-190.00

A tract of land in the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Eleven (11), Township Nineteen (19) North, Range Twenty-three (23) East, in the City of Manitowoc, Manitowoc County, Wisconsin, described as follows: Commencing at the center of said Section 11; thence N. 89° 22' E. (true) a distance of 333 feet; thence S. 3° 52' W. (true) a distance of 573.4 feet; thence S. 3° 33' E. (true) a distance of 1399.9 feet; thence N. 75° 51' W. (true) a distance of 342.19 feet along the center of the Plank Road to the point of real beginning; thence N. 75° 51' W. (true) a distance of 72.19 feet; thence due North (true) a distance of 252.35 feet; thence due East (true) a distance of 70 feet; thence due South (true) a distance of 270 feet to the point of real beginning.

EXCEPTING therefrom portion conveyed for Street purposes by Warranty Deed recorded in Volume 1760 of Records, page 567, Document No. 925856.

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

OWNER(S): Harley J. Engel.

MORTGAGOR(S): Harely J. Engel.

MORTGAGEE(S): U.S. Bank National Association ND.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS:

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2020; 2019; \$1,356.03

2019; 2018; \$1,495.19


2018; 2017; \$1,653.24

2017; 2016; \$1,916.69

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.

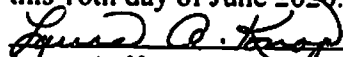
4. No municipality, other than Manitowoc County, Wisconsin, has any right, title, or interest in the above described lands or in the tax liens or the proceeds thereof other than for any unknown claims they may have for special assessments against the premises, which claims are subordinate to the claims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

Dated this 16th day of June 2020.



Amy Kocian
Manitowoc County Treasurer

Subscribed and sworn to before me
this 16th day of June 2020.



Laura A. Konop, Notary Public
Manitowoc County, Wisconsin
My commission expires 1/22/2021.

This document drafted by:
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