

Report to the Manitowoc Plan Commission

Meeting Date: September 9, 2025

Request: PC 24-2025: Manitowoc County: Review of Tax Foreclosure Properties

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

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
Kathy Reissmann, County Treasurer 920.683.4021 kathyreissmann@manitowoccountywi.gov
Shelly Diefenthaler, Deputy Treasurer 920.683.4020 shellydiefenthaler@manitowoccountywi.gov

July 17, 2025

MACKENZIE REED
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC, WI 54220

IN REM #: 2025-11

PARCEL #: 052-000-193-131.00 - ANDREW PEDERSEN

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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, September 17, 2025**. 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.
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The court date for foreclosure action is scheduled for **Tuesday, October 21, 2025 at 9:00 AM in Branch 1**. 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,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 11

DESCRIPTION: 052-000-193-131.00

The East 62 feet of Lots Eleven (11) and Thirteen (13) in Block One Hundred Ninety-three (193) of the Original Plat in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

OWNER(S): Andrew Pedersen

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Manitowoc County Clerk of Circuit Court, Department of Children and Families.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024;	\$	1,029.56
2024; 2023;	\$	1,490.67
2023; 2022;	\$	1,331.65
2022; 2021;	\$	1,404.07
2021; 2020;	\$	67,072.26
2020; 2019;	\$	3,331.19
2019; 2018;	\$	3,665.76
2018; 2017;	\$	3,186.14
2017; 2016;	\$	3,523.11

000 193 131





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IN REM #: 2025-13

PARCEL #: 052-000-287-080.00 - RISE UP RENTALS LLC

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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.

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

Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 13

DESCRIPTION: 052-000-287-080.00

Lot Eight (8) of Block Two Hundred Eighty-seven (287) of the Original Plat, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

EXCEPTING therefrom the West Twenty (W20) feet thereof.

OWNER(S): Rise Up Rentals LLC (Caira A. Nehring, Kristina K. Nez Begay, partners)

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024; \$ 1,440.97

2023; 2022; \$ 1,680.81

2022; 2021; \$ 1,857.87

MARSHALL ST.



S. 11TH ST.

S. 11TH



MARSHALL ST.

S. 10TH ST.





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IN REM #: 2025-14

PARCEL #: 052-000-314-150.00 - TREVOR C ANHALT

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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.

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

Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 14

DESCRIPTION: 052-000-314-150.00

Lot Fifteen (15) in Block Three Hundred Fourteen (314) of the Original Plat in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof; EXCEPTING THEREFROM the East 40 feet thereof.

OWNER(S): Trevor C. Anhalt

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: APM Receivables, LLC., Manitowoc County Clerk of Circuit Court.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024; \$ 2,859.82

2024; 2023; \$ 2,957.10

2023; 2022; \$ 2,869.33

2022; 2021; \$ 3,184.96





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IN REM #: 2025-15

PARCEL #: 052-000-316-051.00 - JOEL N & KARI B NITKA

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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.

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Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 15

DESCRIPTION: 052-000-316-051.00

The South One-half (S1/2) of Lot Five (5) of Block Three Hundred Sixteen (316) of the Original Plat in the City of Manitowoc, Manitowoc County, Wisconsin, according to the recorded plat thereof.

OWNER(S): Joel N. Nitka and Kari B. Nitka, husband and wife, as Vendee's
Land contract between Robert C. Springborg and Jill M. Springborg, as Vendor

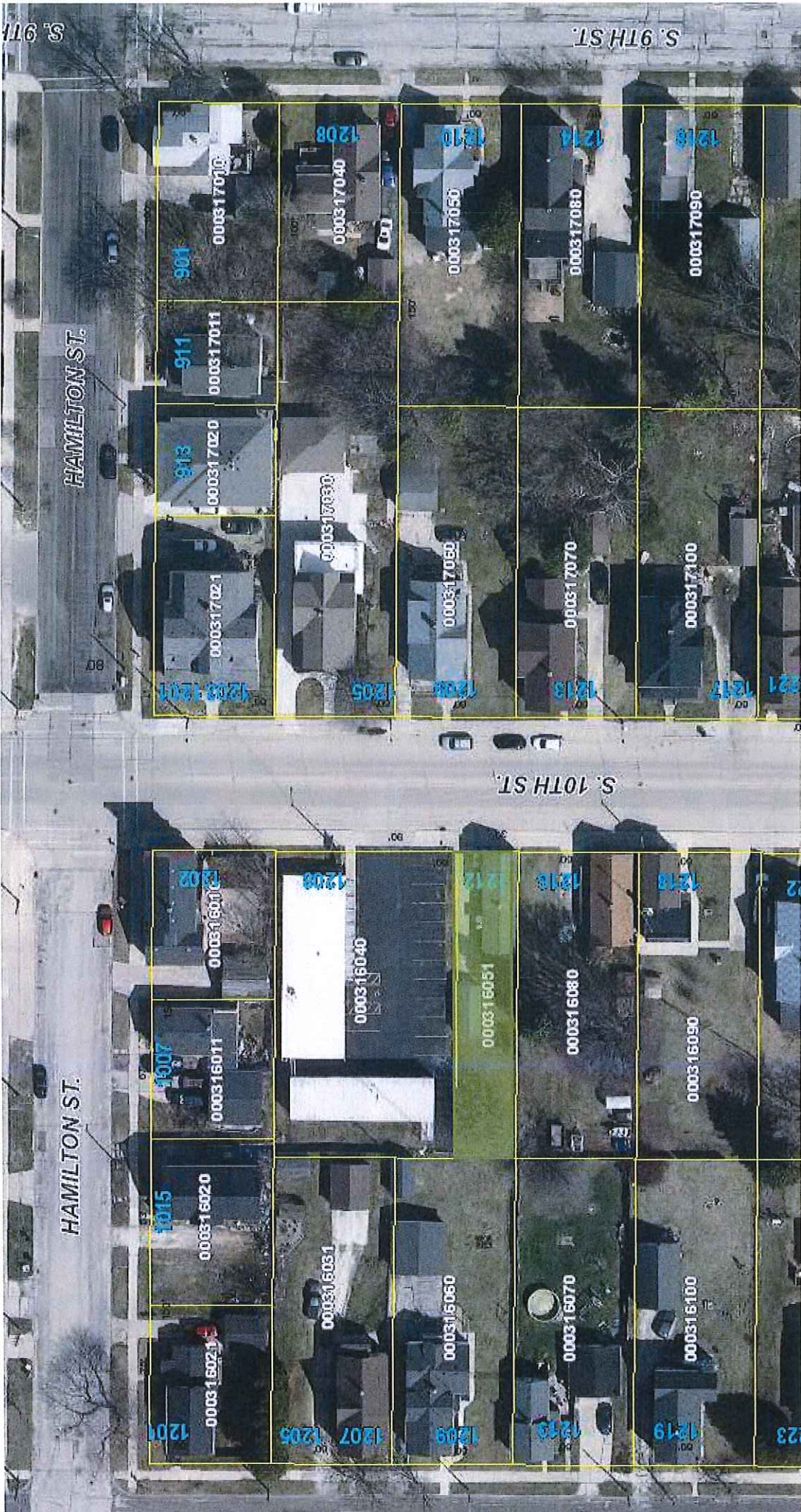
MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Paul G. Swanson Chapter 7 Trustee in Bankruptcy for Robert C. Springborg, Holy Family Memorial Inc., UnitedOne Credit Union, BAYCARE HEALTH SYSTEMS LLC.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM: None.

2025; 2024;	\$ 1,142.82
2024; 2023;	\$ 1,145.20
2023; 2022;	\$ 1,926.34
2022; 2021;	\$ 608.70



S. 9TH ST.

S. 9TH ST.

HAMILTON ST.

S. 10TH ST.

HAMILTON ST.

1208
000317040
1210
000317050
1214
000317080
1218
000317090
981
000317010
911
000317011
913
000317020
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IN REM #: 2025-16

PARCEL #: 052-000-328-121.00 - PATRICK J VERHASSELT

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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.

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Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 16

DESCRIPTION: 052-000-328-121.00

The South One-half (S1/2) of Lot Twelve (12) of Block Three Hundred Twenty-eight (328) of the ORIGINAL PLAT in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

OWNER(S): Patrick J. Verhasselt
The Guardian of the Estate Ardith Kerscher-Caldwell

MORTGAGOR(S): Patrick J. Verhasselt

MORTGAGEE(S): TransAmerica Financial Services.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024;	\$ 2,326.62
2024; 2022;	\$ 1,201.08
2023; 2022;	\$ 1,477.97
2022; 2021;	\$ 1,292.25



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000327171

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000327181

000327100

000327110

000327140

000327150

1318

1321

1325

1329

1333

1108

1116

S. 12TH ST.

COLUMBUS ST.

000328081

000328090

000328120

000328121

000328130

000328160

000328170

000328171

000328180

000328181

000328182

000328100

000328110

000328140

000328150

1317

1321

1325

1329

1220

1212

1216

S. 13TH ST.



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July 17, 2025

MACKENZIE REED
CITY OF MANITOWOC
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MANITOWOC, WI 54220

IN REM #: 2025-17

PARCEL #: 052-220-005-010.00 - GER HANG

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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.

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

Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 17

DESCRIPTION: 052-220-005-010.00

Lot One (1) of Block Five (5) of CUSTERDALE SUBDIVISION, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.

OWNER(S): Alex Hang a/k/a Ger Hang

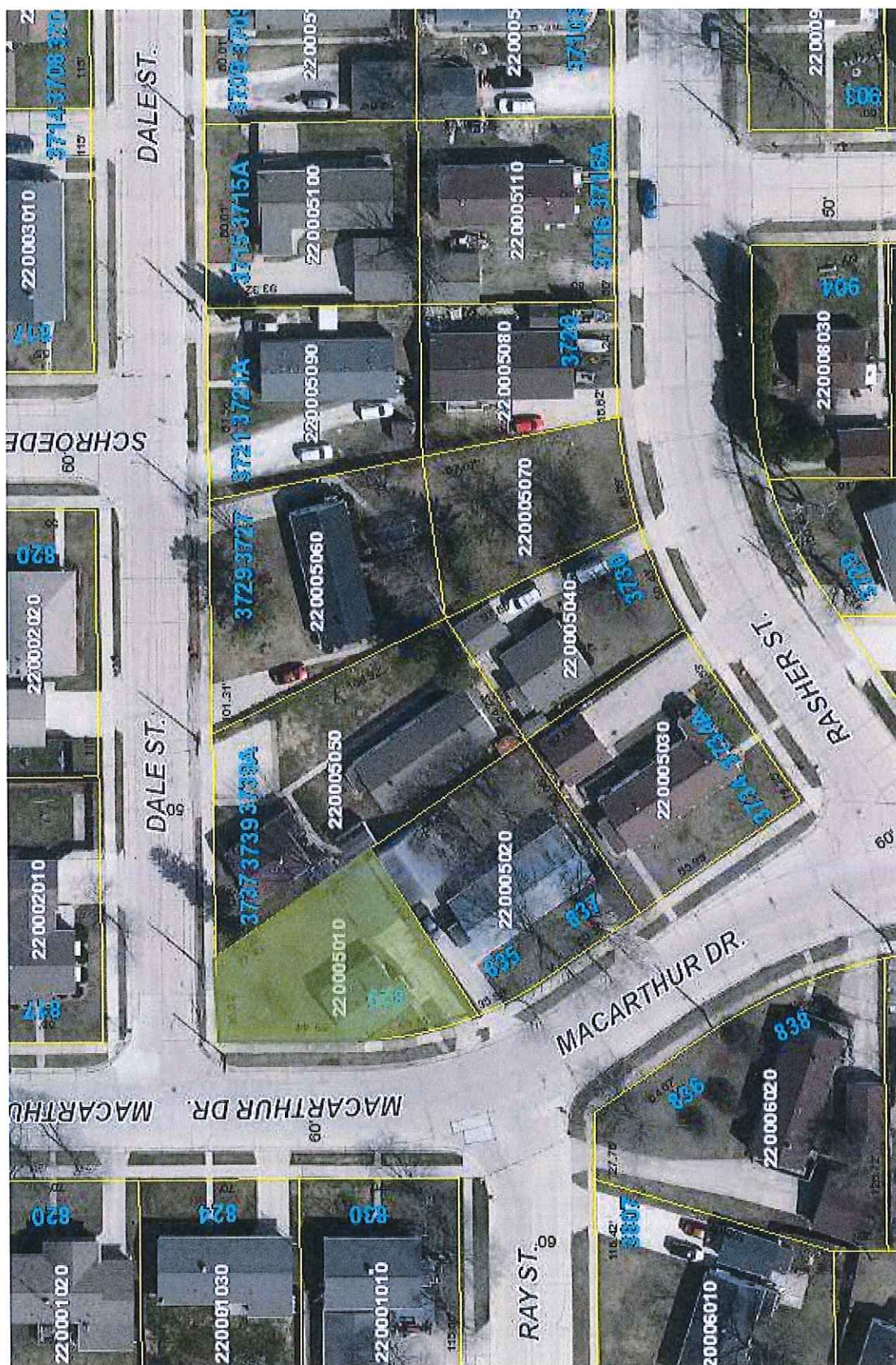
MORTGAGOR(S): Ger Hang.

MORTGAGEE(S): M&I Lakeview Bank.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Manitowoc County Clerk of Circuit Court, Holy Family Memorial Inc., UnitedOne Credit Union, BMO Harris Bank N.A., Wisconsin Dept. of Revenue Delinquent Tax Lien, Department of Children and Families Child Support Lien

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024;	\$ 2,779.74
2024; 2023;	\$ 2,037.85
2023; 2022;	\$ 2,549.97
2022; 2021;	\$ 3,021.50





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July 17, 2025

MACKENZIE REED
CITY OF MANITOWOC
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MANITOWOC, WI 54220

IN REM #: 2025-18

PARCEL #: 052-300-001-050.00 - LISA A & MICHAEL J BRUEHL SR

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Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 18

DESCRIPTION: 052-300-001-050.00

Lot Five (5) of Block One (1) of GLENDALE SUBDIVISION, to the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.

TOGETHER WITH the East One-half (E1/2) of the vacated alley lying adjacent and West of said Lot Five (5).

OWNER(S): Lisa A. Bruehl and Michael J. Bruehl, Sr.

MORTGAGOR(S): None

MORTGAGEE(S): None

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Marine Credit Union.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024; \$ 2,640.98

2024; 2023; \$ 2,694.50

2023; 2022; \$ 1,408.28

2022; 2021; \$ 302.42



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July 17, 2025

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IN REM #: 2025-19

PARCEL #: 052-600-002-030.00 - SEN LE

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Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 19

DESCRIPTION: 052-600-002-030.00

Lot Three (3), Block Two (2), W.D. RICHARD'S SUBDIVISION, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.

OWNER(S): Sen Le

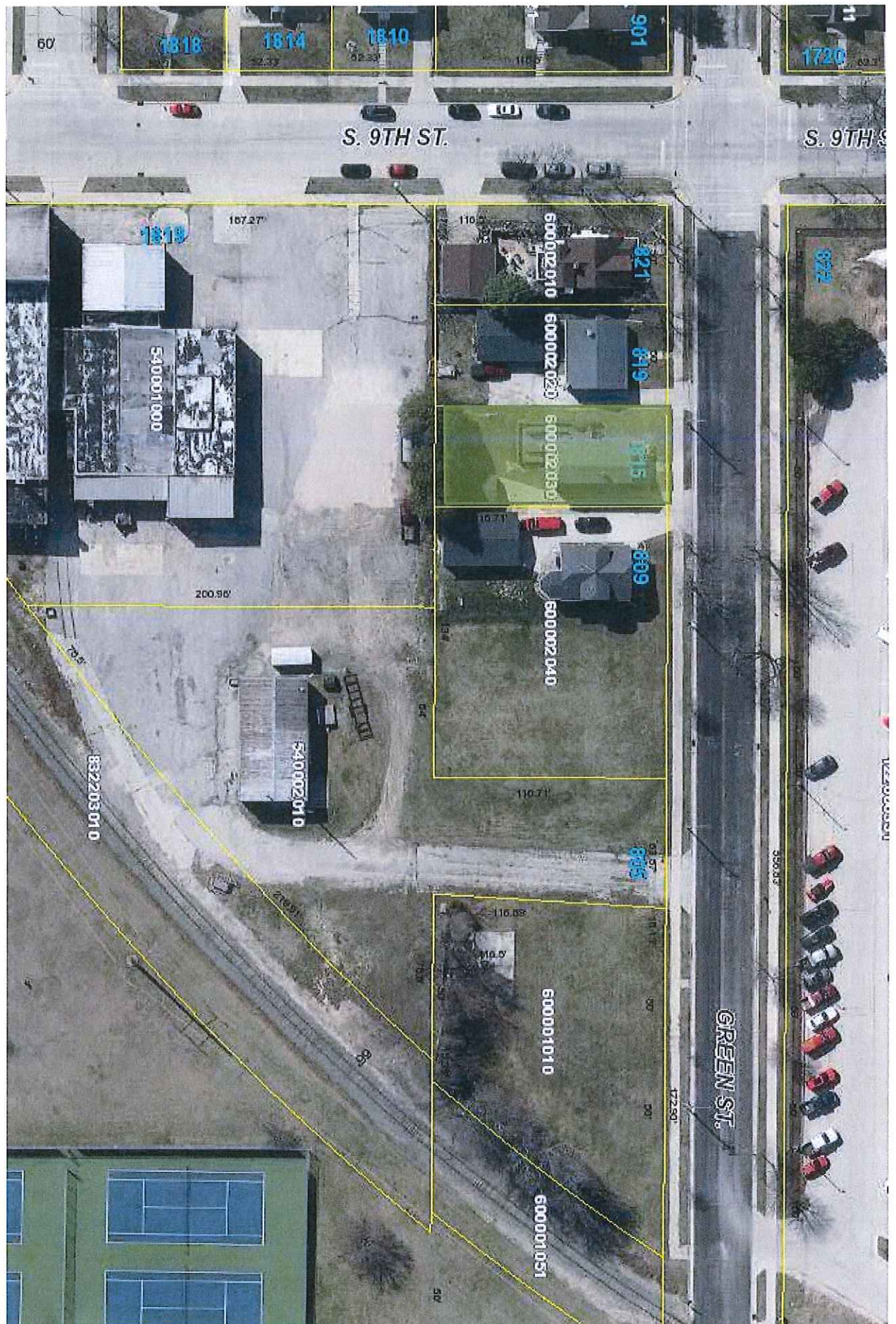
MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2022; 2021; \$ 2,099.96





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IN REM #: 2025-20

PARCEL #: 052-745-003-040.00 - TAMMY VERTZ

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Thank you,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 20

DESCRIPTION: 052-745-003-040.00

Lot Four (4) of Block Three (3) of TEITGEN & MEYER'S SUBDIVISION, in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat of said Subdivision.

OWNER(S): Tammy Vertz

MORTGAGOR(S): None

MORTGAGEE(S): None

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024; \$ 555.98

2024; 2023; \$ 13,603.82

2023; 2022; \$ 2,064.98

2022; 2021; \$ 2,192.41



1124

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1116

1112

1106

1101

1119

1117

1109

1105

1101

S. 12TH ST.

PHILIPPEN ST.

S. 11TH ST.

128'

50'

50'

42002060

42002050

42002040

42002030

42002020

42002010

745003040

745003030

745003020

745003010

27.50'

27.25'



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IN REM #: 2025-21

PARCEL #: 052-824-201-060.00 - MICHAEL S & DEBORAH J MAHON

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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, September 17, 2025**. 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 **Tuesday, October 21, 2025 at 9:00 AM in Branch 1**. 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,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 21

DESCRIPTION: 052-824-201-060.00

Tract Three (3) of a Certified Survey of a tract of land described in Volume 211 of Deeds, Page 536 and Volume 457 of Records, Page 180, and being in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-four (24), Township Nineteen (19) North, Range Twenty-three (23) East, City of Manitowoc, Manitowoc County, Wisconsin, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin in Volume 17 of Certified Survey Maps, Page 159, as Document No. 801930.

OWNER(S): Michael S. Mahon and Deborah J. Mahon.

MORTGAGOR(S): None.

MORTGAGEE(S): None.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

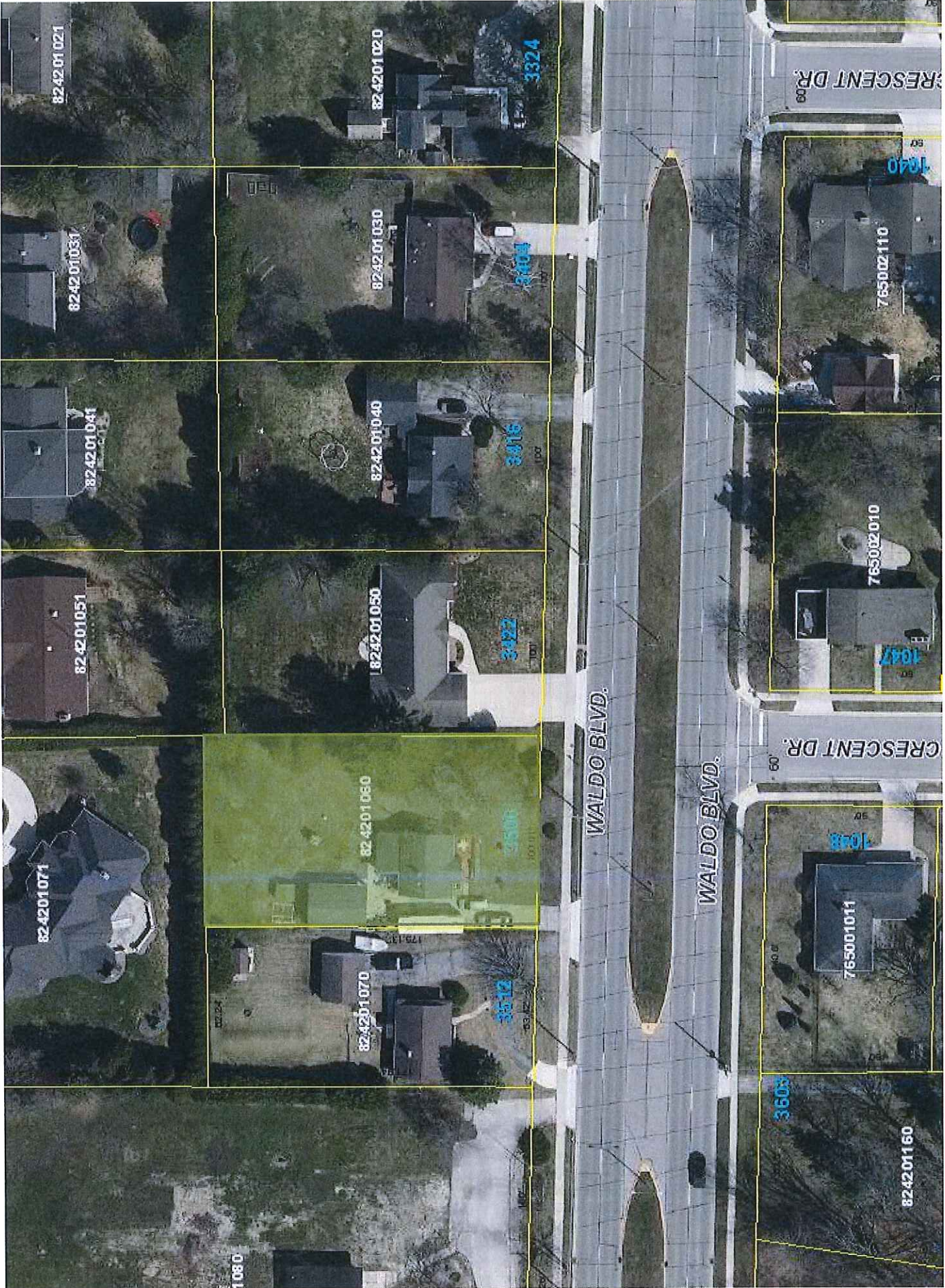
SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024; \$ 1,632.25

2024; 2022; \$ 1,651.31

2023; 2021; \$ 1,605.96

2022; 2021; \$ 1,720.28





Office of the County Treasurer

County Courthouse 1010 South 8th Street • Manitowoc WI 54220 Fax-920.683.5180
Kathy Reissmann, County Treasurer 920.683.4021 kathyreissmann@manitowoccountywi.gov
Shelly Diefenthaler, Deputy Treasurer 920.683.4020 shellydiefenthaler@manitowoccountywi.gov

July 17, 2025

MACKENZIE REED
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC, WI 54220

IN REM #: 2025-22

PARCEL #: 052-825-102-030.00 - DAVID E CHERNEY

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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, September 17, 2025**. 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 **Tuesday, October 21, 2025 at 9:00 AM in Branch 1**. 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,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 22

DESCRIPTION: 052-825-102-030.00

Tract One (1) of a Certified Survey in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), 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 2 of Certified Survey Maps on page 287 as Document No. 424476.

OWNER(S): David E. Cherney.

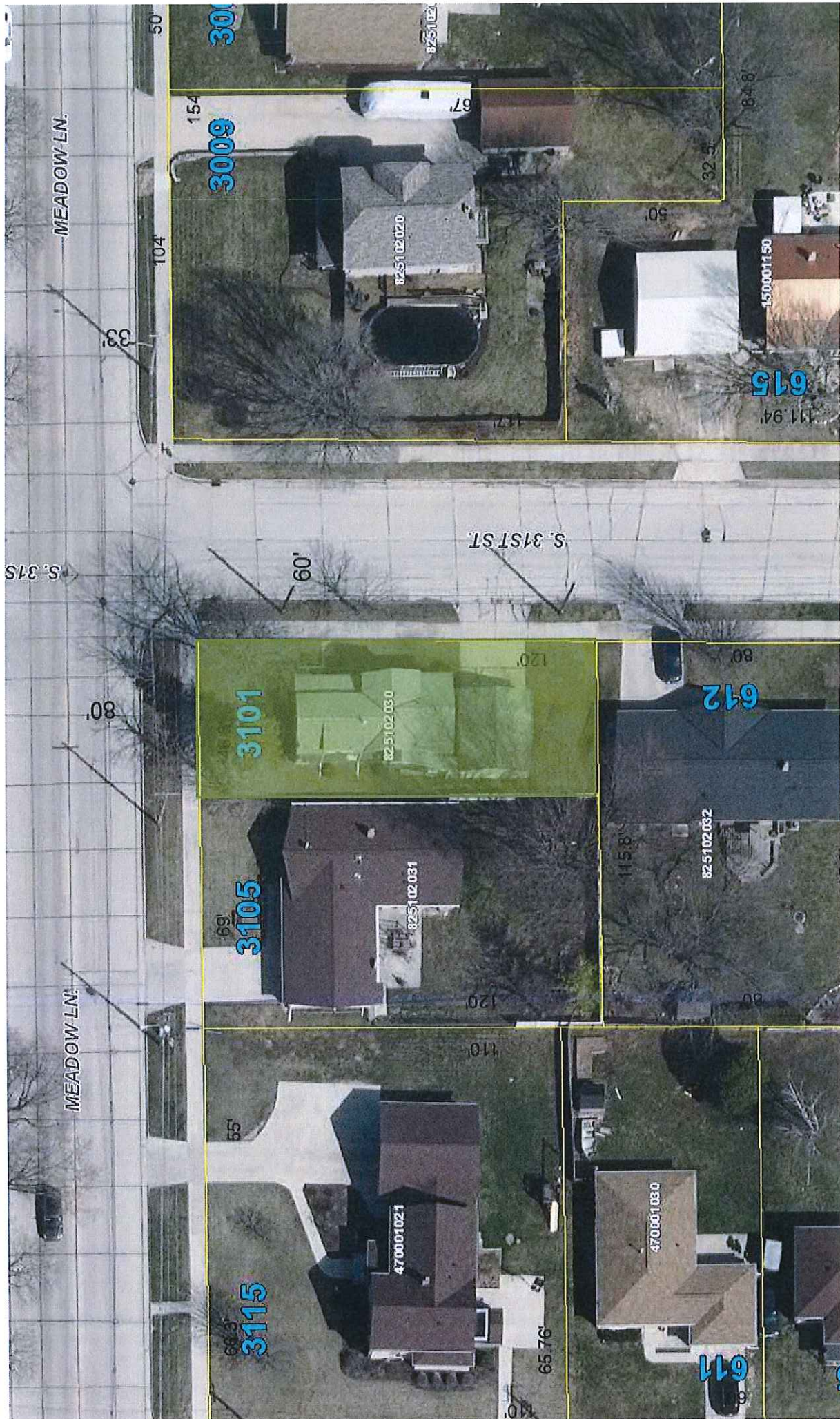
MORTGAGOR(S): None

MORTGAGEE(S): None

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Synchrony Bank.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024;	\$ 1,815.60
2024; 2023;	\$ 1,877.22
2023; 2022;	\$ 2,033.93
2022; 2021;	\$ 2,679.38





Office of the County Treasurer

County Courthouse 1010 South 8th Street • Manitowoc WI 54220 Fax-920.683.5180
Kathy Reissmann, County Treasurer 920.683.4021 kathyreissmann@manitowoccountywi.gov
Shelly Diefenthaler, Deputy Treasurer 920.683.4020 shellydiefenthaler@manitowoccountywi.gov

July 17, 2025

MACKENZIE REED
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC, WI 54220

IN REM #: 2025-30

PARCEL #: 052-000-240-010.00 - SHRIJEE LLC & CCC REAL ESTATE HOLDING CO LLC

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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, September 17, 2025**. 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 **Tuesday, October 21, 2025 at 9:00 AM in Branch 1**. 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,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 30

DESCRIPTION: 052-000-240-010.00

Lots One (1), Two (2), Three (3), Four (4), Eleven (11) and Twelve (12) of Block Two Hundred Forty (240), of the Original Plat in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

OWNER(S): Shrije LLC and CCC Real Estate Holding Co., LLC, as their interest may appear

MORTGAGOR(S): Shrije LLC, A Wisconsin Limited Liability Company

MORTGAGEE(S): Newtek Small Business Finance, LLC.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Newtek Small Business Finance, LLC, Balboa Capital Corporation, Wisconsin Dept of Revenue, WI Dept. Workforce Development, Adam's Specialty Products LLC, Affidavit of Interest by Growth Capital LLC

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024;	\$	27,183.18
2024; 2023;	\$	28,445.85
2023; 2022;	\$	31,185.31
2022; 2021;	\$	24,432.51





Office of the County Treasurer

County Courthouse 1010 South 8th Street • Manitowoc WI 54220 Fax-920.683.5180
Kathy Reissmann, County Treasurer 920.683.4021 kathyreissmann@manitowoccountywi.gov
Shelly Diefenthaler, Deputy Treasurer 920.683.4020 shellydiefenthaler@manitowoccountywi.gov

July 17, 2025

MACKENZIE REED
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC, WI 54220

IN REM #: 2025-31

PARCEL #: 052-000-240-080.00 - SHRIJEE LLC & CCC REAL ESTATE HOLDING CO LLC

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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, September 17, 2025**. 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 **Tuesday, October 21, 2025 at 9:00 AM in Branch 1**. 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,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 31

DESCRIPTION: 052-000-240-080.00

Lots Five (5) and Eight (8) of Block Two Hundred Forty (240), of the Original Plat in the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

OWNER(S): Shrijee LLC and CCC Real Estate Holding Co., LLC, as their interest may appear

MORTGAGOR(S): Shrijee LLC, a Wisconsin limited liability company.

MORTGAGEE(S): Newtek Small Business Finance, LLC.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: Newtek Small Business Finance, LLC, Affidavit of Interest by Growth Capital, LLC, Balboa Capital Corporation, Adam's Specialty Products, LLC, Wisconsin Department of Revenue, Wisconsin Department of Workforce Development.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2025; 2024;	\$	1,170.03
2024; 2023;	\$	1,226.46
2023; 2022;	\$	1,576.02
2022; 2021;	\$	14.42



JUL 14 2025

STATE OF WISCONSIN**CIRCUIT COURT****MANITOWOC COUNTY CIRCUIT COURT
MANITOWOC COUNTY, WI**

In the Matter of the Foreclosure of
Tax Liens under Wis. Stat. § 75.521
by Manitowoc County, List of Tax
Liens For 2025, Parcel Numbers 1 - 31

Case No. 2025 GF 90
Case Classification Type: Other - Real Estate
Case Classification Code: 30405

AMENDED PETITION

TO THE CIRCUIT COURT:

NOW COMES Manitowoc County, Wisconsin, by Corporation Counsel Peter J. Conrad and Treasurer Kathy Reissmann, 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 an Amended 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.

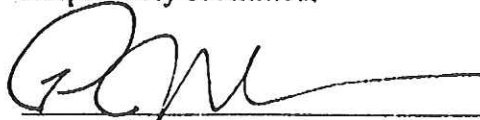
4. Interest on the principal sum of each tax lien on the List is charged at the rate authorized by Wis. Stat. § 74.47(1), which is one percent per month or fraction of a month that the principal sum has been past due and unpaid.

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 14 day of July 2025.

Respectfully submitted,



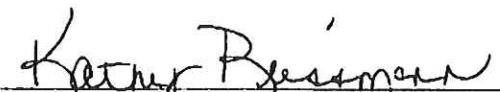
Peter J. Conrad, Wis. Bar No. 1069221
Manitowoc County Corporation Counsel



Kathy Reissmann
Manitowoc County Treasurer

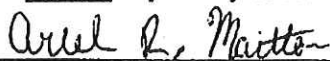
STATE OF WISCONSIN)
) SS
MANITOWOC COUNTY)

Kathy Reissmann, 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.



Kathy Reissmann
Manitowoc County Treasurer

Subscribed and sworn to before me
this 14th day of July 2025.



Ariel R Maitlen
Manitowoc County, Wisconsin
My commission expires: 07/01/2029



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

FILED

JUL 14 2025

STATE OF WISCONSIN

CIRCUIT COURT

**CLERK OF CIRCUIT COURT
MANITOWOC COUNTY, WI
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 2025 Nos. 1 – 31.

Case No. 2025 GF 90

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

**AMENDED LIST OF TAX LIENS OF MANITOWOC COUNTY BEING
FORECLOSED BY PROCEEDING IN REM 2025
PARCEL NUMBERS 1 - 31**

STATE OF WISCONSIN)
) SS
MANITOWOC COUNTY)

Kathy Reissmann, 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.


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 July 2025.


Kathy Reissmann
Manitowoc County Treasurer

Subscribed and sworn to before me
this 14th day of July 2025.


ARIEL R. MAITLEN
Manitowoc County, Wisconsin
My commission expires: 07/01/2029



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



Office of the County Treasurer

County Courthouse 1010 South 8th Street • Manitowoc WI 54220 Fax-920.683.5180
Kathy Reissmann, County Treasurer 920.683.4021 kathyreissmann@manitowoccountywi.gov
Shelly Diefenthaler, Deputy Treasurer 920.683.4020 shellydiefenthaler@manitowoccountywi.gov

July 17, 2025

MACKENZIE REED
CITY OF MANITOWOC
900 QUAY STREET
MANITOWOC, WI 54220

IN REM #: 2025-12

PARCEL #: 052-000-197-100.00 - MORGAN MICHELLE SLIFF

Enclosed is a copy of the public notice of the tax foreclosure action **In Rem 2025** 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.

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The court date for foreclosure action is scheduled for **Tuesday, October 21, 2025 at 9:00 AM in Branch 1**. 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,

Kathy Reissmann
Manitowoc County Treasurer

Enclosures

Parcel No. 12

DESCRIPTION: 052-000-197-100.00

Lot Ten (10) of Block One Hundred Ninety-seven (197) of the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin, according to the Recorded Plat thereof.

OWNER(S): Morgan Michelle Sliff

MORTGAGOR(S): Randy G Holman.

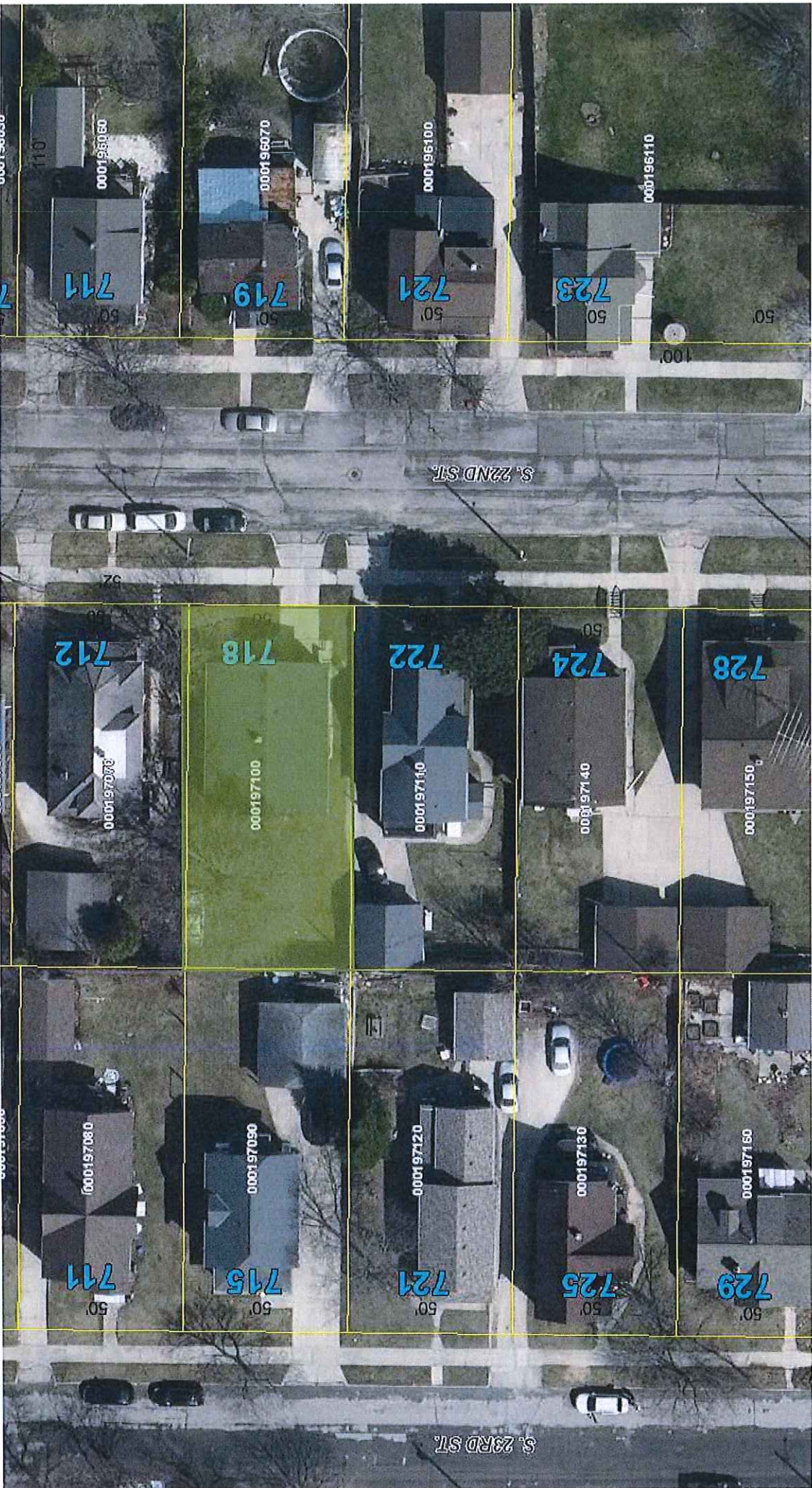
MORTGAGEE(S): Secretary of Housing & Urban Development.

JUDGMENTS, STATE TAX LIENS, OR WARRANTS: None.

SALE YEAR, TAX YEAR, TAX LIEN PRINCIPAL SUM:

2023; 2022; \$ 2,768.83

2022; 2021; \$ 3,015.58



000 197 100

