

Order for Judgment & Judgment  
2015 In Rem Tax Properties

Document Number

Document Title

*[Handwritten signature]*

TYSON FETTES  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$30.00  
Pages: 24



Recording Area

Name and Return Address

John P. Serketich  
Assistant Corporation Counsel  
730 Wisconsin Avenue  
Racine WI 53403

*3024*

See Attached

Parcel Identification Number (PIN)

STATE OF WISCONSIN

CIVIL DIVISION  
CIRCUIT COURT

RACINE COUNTY

IN THE MATTER OF THE FORECLOSURE OF  
TAX LIENS PURSUANT TO SECTION 75.521,  
WISCONSIN STATUTES, BY RACINE COUNTY,  
LIST OF TAX LIENS FOR 2015 NO. 1

Case No. 15-CV-1447

**FILED**

Class Code: 30405

NOV 10 2015

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**ORDER FOR JUDGMENT AND JUDGMENT**

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CLERK OF CIRCUIT COURT  
RACINE COUNTY

The above entitled action for foreclosure of tax liens by action in rem pursuant to the provisions of section 75.521 of the Wisconsin Statutes having come on to be heard before the Court; and,

It appearing by due proof that on the 16th day of November, 1948, the County Board of Supervisors of Racine County did adopt an ordinance pursuant to the provisions of said Section 75.521 electing to proceed under the provisions of said section in relation to the enforcement of collection of tax liens; and,

It appearing that a list of the parcels of land which have been sold to Racine County for delinquent taxes and that two (2) years have elapsed since the date of the tax sale certificates, and which lands are affected by unpaid tax liens as shown on the delinquent tax rolls in the office of the County Treasurer of Racine County and which list includes a Petition to the Court for judgment vesting title to each of said parcels of land in said Racine County and barring claims of former owners and of any persons claiming right, title or interest in or lien upon any of the lands in question, and barring any and all claims whatsoever of any persons claiming under said owner of said lands since the list of tax liens was filed in the office of the Clerk of Circuit Court, Racine County, on the 24th day of July, 2015; and,

It appearing by the Affidavits of Jane F. Nikolai, County Treasurer, and a Chief Clerk of Lee Enterprises, Incorporated, on file herein, that said list of tax liens (including the Petition for Judgment being part hereof) together with a Notice in the form required by and pursuant to the terms of Section 75.521(6) of the Wisconsin Statutes, was published in the **Journal Times**, a daily newspaper of general circulation, published in

the English language in Racine County and possessing the qualifications specified in Section 985.03, Wis. Stats., once a week for three (3) successive weeks, the first publication being on the 31st day of July, 2015; said Notice fixing the 5th day of October, 2015 as the final redemption date for the redemption of the delinquent tax liens described in said list; and,

It appearing by Affidavit of Jane F. Nikolai, County Treasurer of Racine County, on file herein, that she has made a due and diligent effort to ascertain the post office address of all the owners and mortgagees of record of the parcels of real estate described in said list of tax liens, and also of the last taxpayers of record where different from the owners or mortgagees, and also of the person in whose name said parcels are assessed where different from such owners, mortgagees or last taxpayers of record, and that said Affidavit sets forth the names of such owners, mortgagees, last taxpayers and persons in whose names said parcels are assessed for whom a post office address has been ascertained, and giving such addresses; and it further appearing by said Affidavit that a true copy of said Notice aforesaid including a copy of the Petition and of the said list of tax liens was mailed by certified mail, return receipt requested, to each of said persons at his or her said address on the 31st day of July, 2015, and that no present post office address was ascertainable for the other owners and mortgagees of the parcels of land described in said list of tax liens; and,

It appearing that a diligent examination has been made of the records on file with the Clerk of Circuit Court and revealed that the following parcels showed death tax liens, non-outlawed income tax or franchise tax warrants, or docketed judgments, including child support judgments, in favor of the State of Wisconsin against any of the persons designated as owners of the unredeemed parcels of real estate in the list of tax liens for 2015, Exhibit A: 86.

It appearing that a diligent examination has been made of the records on file with the Clerk of Circuit Court and revealed that the following parcels showed federal tax liens in favor of the United States of America against any of the persons designated as owners of the unredeemed parcels of real estate in the list of tax liens for 2015 Exhibit A: None.



It appearing by Affidavit of Jane F. Nikolai, County Treasurer, that various municipalities have a right, title or interest in certain parcels or in the tax liens mentioned and described in said lists, or in the proceeds thereof, as follows:

Village of Sturtevant: Nos. 1, 2, 3 and 5 through 85.

City of Burlington: No. 86.

It appearing that Robert J. Riegelman, an attorney at law of Racine, Wisconsin, was appointed Guardian ad Litem for all persons known or unknown who have or may have any interest in the lands described in the list referred to in the caption hereof, and who are or may be minors or incompetents at the date of the filing of such list in the office of the Clerk of Circuit Court; and,

It appearing that the military status of certain persons named in the Affidavit of Jane F. Nikolai, County Treasurer, said Affidavit being entitled "Affidavit of Inability to Determine Military Status" having or claiming to have an interest in certain lands described in said list, is unknown; and,

It appearing by Affidavit of Jane F. Nikolai, County Treasurer, that the Non-Military status of all other persons having or claiming to have an interest in the lands described in said list is established; and

It appearing from the Affidavit of Jane F. Nikolai, County Treasurer, that all parcels in said list remain and are unredeemed except such as have been marked redeemed opposite the description of such parcel upon the list on file in the office of the Clerk of Circuit Court herein; and,

It appearing that more than thirty (30) days have elapsed since the 5th day of October, 2015, which was the last date for redemption and that no answer hereto has been served on Jane F. Nikolai, County Treasurer, of Racine County, Wisconsin.

The Petitioner, appearing by John P. Serketich, Assistant Corporation Counsel, in and for Racine County; Robert J. Riegelman, Guardian ad Litem, appeared and filed a Report of Guardian ad Litem with the Court on behalf of all persons known and unknown, who have or may have an interest in the lands described in the list of tax liens mentioned in the caption herein, and who are or may be minors or incompetents at the time of filing such list of tax liens; and Jane F. Nikolai, County Treasurer, appearing and giving testimony concerning proof of the matters herein.

Proof of the matters and things alleged in the petition and list of tax liens being foreclosed by this action was duly taken in open court, from which it satisfactorily appears that allegations contained in said Petition and list of tax liens of Racine County being foreclosed, Exhibit "A", In Rem 2015, No. 1, are true, except that parcels numbered 50, 51, 52 & 53, as described in and contained in Exhibit "A" are hereby deleted and removed from said judgment upon request of Petitioner or other persons.

**NOW, THEREFORE, IT IS ORDERED AND ADJUDGED:**

1. That Racine County, a quasi-municipal corporation, is hereby vested with an estate in fee simple absolute in all of the lands hereinafter described, subject, however, to all unpaid taxes and charges which are a lien thereon, and to record restrictions as provided in Sec. 75.14 Wis. Stats.

2. That all persons, both natural and artificial, excepting Racine County, but including such persons having unknown or non-military status, as are listed in the Affidavit of Inability to Determine Military Status and the Affidavit of Non-Military Status, the United States of America, the State of Wisconsin, Village of Sturtevant, City of Burlington, and minors, incompetents, absentees and non-residents who may have had right, title, interest, claim, lien or equity of redemption in such lands hereinafter described, and all persons claiming under or through them, or any of them from and after the date of filing the said list of tax liens as aforesaid, are forever barred and foreclosed of such right, title, interest, claim, lien or equity of redemption.

3. That the description of the lands in Racine County, Wisconsin, remaining unredeemed and affected by this judgment (all citations of volume and page descriptions referring to deeds and records in the office of the Register of Deeds for Racine County, Wisconsin) is contained in Exhibit "I" attached hereto and incorporated herein by reference.

4. That a judgment of foreclosure is hereby entered against the following parcels: 1 through 49 and 54 through 86.

5. That the petition for judgment against the remaining parcels be and is hereby dismissed.

6. That in the event any Respondent or any heir, successor, assign, or other person or entity is in possession of any parcel for which judgment is granted, Racine

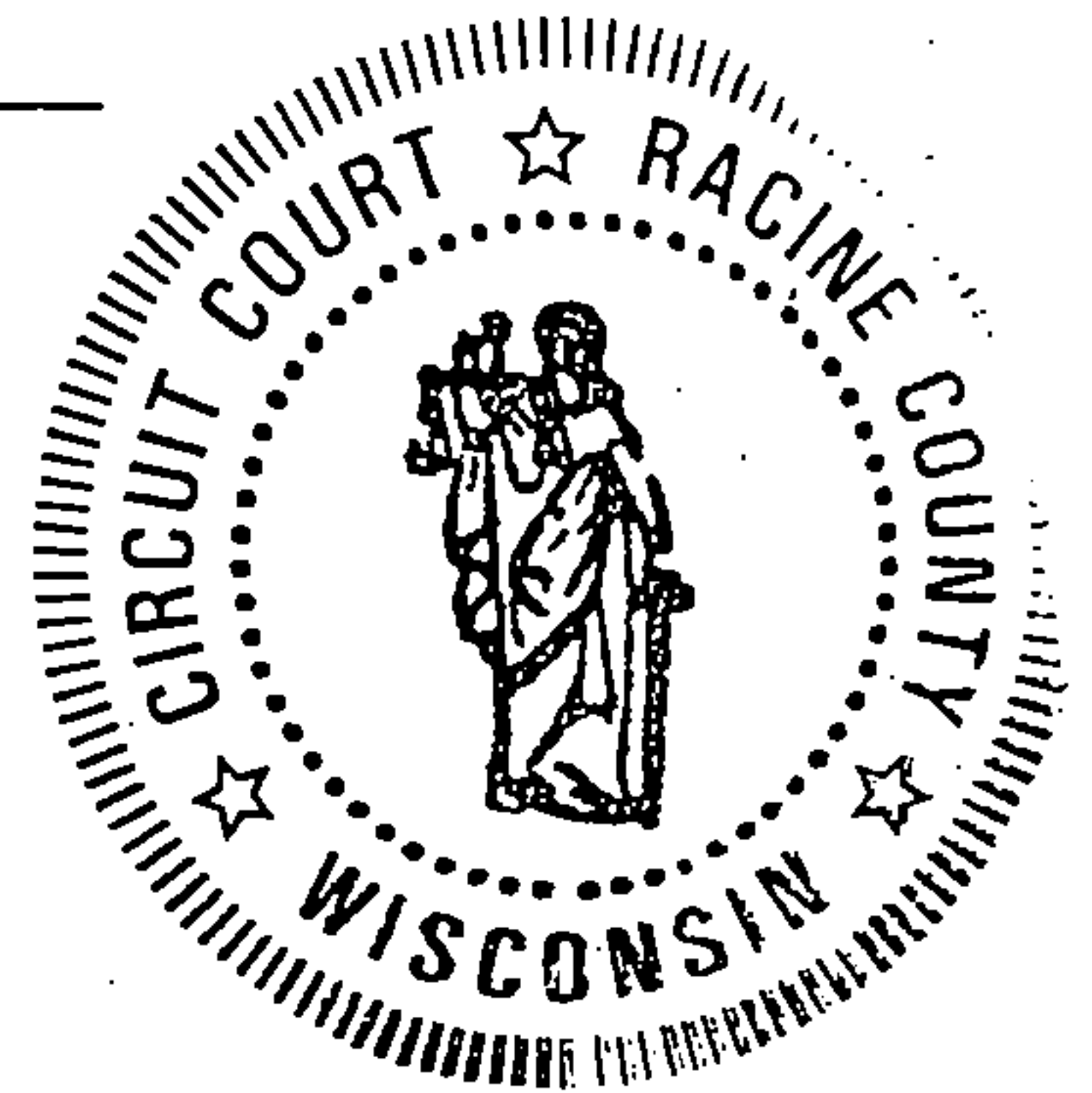


County may, without further notice, obtain a writ of assistance from the Court ordering the Racine County Sheriff's Office to remove the occupying party or parties from the subject parcel. Respondent and any person or entity claiming under the Respondent are enjoined from committing waste upon the premises and from taking any other action that may impair the value of the premises.

Dated this 10<sup>th</sup> day of November, 2015.

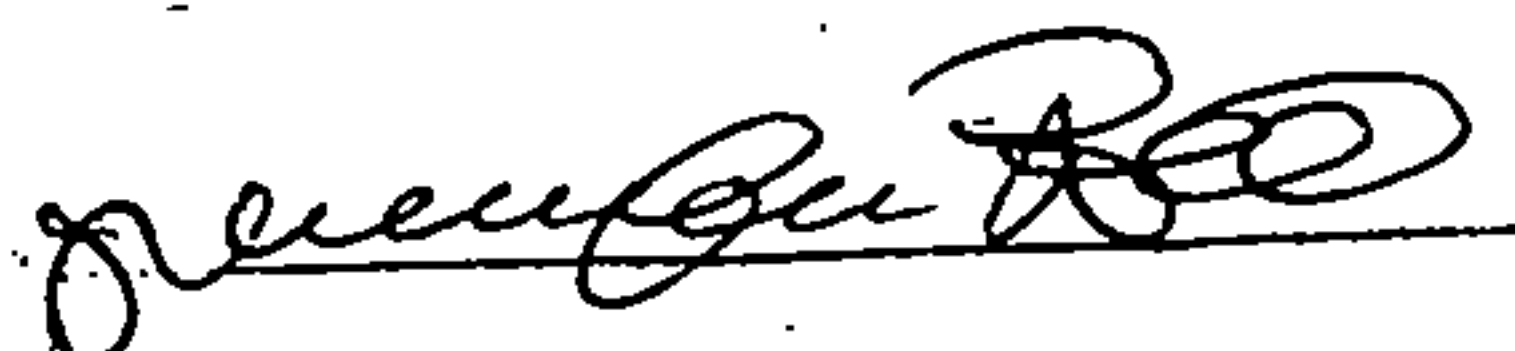
RACINE COUNTY

BY:   
Honorable Faye Flancher  
Circuit Court Judge Br. 8



The Clerk of the Circuit Court, Racine, Wisconsin, does hereby certify that this document is a true and correct copy of the original on file and of record in my office.

Dated: 11-11-15

By:  Deputy

**EXHIBIT "I"****Parcels for Judgment**

- 85** PARCEL #/ADD: **181-032222300096** / **2793 E FIELDSTONE WAY** LOT ONLY  
LAST OWNER: COBBLE COURT ASSOCIATES LIMITED PARTNERSHIP  
MAILING ADD: 4425 N PORT WASHINGTON RD #405, MILWAUKEE WI 53212-1083  
LEGAL DESC: UNIT 2128, BUILDING 21 IN THE COBBLE COURT CONDOMINIUM(S) CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON NOVEMBER 30, 2006, IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN, AS DOCUMENT NO. 2111546, AND ANY AMENDMENTS THERETO, AND BY ITS CONDOMINIUM PLAT. SAID LAND BEING IN THE VILLAGE OF STURTEVANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
- 86** PARCEL #/ADD: **206-031932028000** / **256 W STATE ST** BUILDING  
LAST OWNER: TOSAN, LLC  
MAILING ADD: 2601 WYNGATE WAY, WAUKESHA WI 53189  
LEGAL DESC: A PART OF THE TRIANGULAR SHAPED BLOCK IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 19 EAST, CITY OF BURLINGTON, WHICH IS BOUNDED ON THE SOUTH BY LIBERTY STREET; ON THE NORTHWEST BY GENEVA STREET; ON THE NORTHEAST BY MCHENRY STREET, TO-WIT; COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK; THENCE NORTH 14° EAST ALONG THE WESTERLY LINE OF MCHENRY STREET, 85.22 FEET TO A POINT; THENCE NORTH 76° WEST, 46.71 FEET TO A POINT ON THE EASTERLY LINE OF GENEVA STREET; THENCE SOUTH 42° 33' WEST ALONG THE EASTERLY LINE OF GENEVA STREET, 127.55 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK; THENCE EAST ALONG THE NORTHERLY LINE OF LIBERTY STREET, 111.43 FEET TO THE SOUTHEASTERLY CORNER OF SAID BLOCK AND THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN.