

FILED
03-15-2024
Clerk of Circuit Court
Price County, WI
2024CV000018

STATE OF WISCONSIN CIRCUIT COURT PRICE COUNTY

IN THE MATTER OF THE FORECLOSURE OF
TAX LIENS UNDER §75.521, WIS. STATS., BY
PRICE COUNTY, LIST OF TAX LIENS FOR 2024,
#1

**VERIFIED PETITION AND LIST OF
TAX LIENS OF PRICE COUNTY
BEING FORECLOSED BY
PROCEEDING IN REM 2024, #1**

Case No.: 24-CV-_____

TO THE CIRCUIT COURT FOR PRICE COUNTY, WISCONSIN:

The petitioner, Price County, a political subdivision of the State of Wisconsin, by Lynn Neeck, its County Treasurer, and by Christina M. Writz, Assistant Price County Corporation Counsel, hereby files the attached List of tax liens for Price County relating to taxes from tax year 2020 (hereinafter "List") and hereby alleges as follows:

1. The List made and filed pursuant to Wis. Stats. §75.521, is attached hereto as Exhibit A and fully incorporated herein.
2. Each of the parcels of land described and set forth on the List have been sold to Price County for delinquent taxes and two (2) or more years have elapsed since the date of the applicable sale certificate relating to 2020 and earlier taxes as indicated herein, all pursuant to Wis. Stats. §75.521(3)(a)4.
3. The petitioner, Price County, is now the owner and holder of tax liens for the years indicated in the List.
4. Price County has elected to proceed under Wis. Stats. §75.521 for the purposes of enforcing tax liens in Price County using the In Rem procedures described therein; this election is set forth in Price County Code Chapter 440, Article II as adopted in Ordinance No. 90-6 approved by the Price County Board of Supervisors on August 21, 1990.
5. Interest on the principal sum of each tax lien for tax years 2020 through 2022 shown on the attached List is charged at the rate of 1% per month from February 1 of the year of sale to the date of redemption. Also, for tax years 2020 through 2022, a penalty of 1/2 of 1% per month from February 1 of the year of sale to the date of redemption is charged, as well.
6. All descriptions by lot and block number refer to plats and maps filed in the office of the Register of Deeds for Price County, Wisconsin.

WHEREFORE, Price County petitions for judgment vesting title to each of said parcels of land in Price County in fee simple absolute, as of the date of entry of judgment in this action, and barring and foreclosing any and all claims whatsoever of former owners, their heirs, successors or assigns and any person claiming through and under them, and all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees, and non-residents who may have any right, title, interest, claim, lien or equity of redemption in or to said lands since the date of filing this List of tax liens in the office of the Price County Clerk of Circuit Courts.

Dated this 14th day of March, 2024.

Christina M. Writz

Christina M. Writz, Assistant Price
County Corporation Counsel

PRICE COUNTY

By: *Lynn Neeck*
Lynn Neeck, Price County Treasurer

Treasurer's Office:
Price County Courthouse
126 Cherry St
Phillips, WI 54555
(715) 339-2615

Assistant Corporation Counsel:
Slaby, Deda, Marshall, Reinhard & Writz LLP
215 N. Lake Avenue, P.O. Box 7
Phillips, WI 54555
(715) 339-2196

STATE OF WISCONSIN)
)ss.
COUNTY OF PRICE)

Lynn M. Neeck, being the Treasurer of the County of Price, has read the foregoing Petition, together with the List attached thereto and incorporated therein, and said affiant has verified the amounts of the tax liens stated therein as being true and correct to the best of the affiant's knowledge based upon the books and records of Price County as maintained in her office and under her direction. As to all other information contained in the Petition and attached incorporated List, the affiant believes it to be true to the best of her knowledge.

Dated this 14th day of March, 2024.

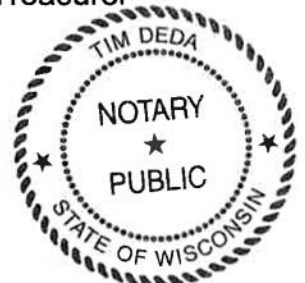
PRICE COUNTY

Lynn Neeck
Lynn Neeck, Price County Treasurer

Subscribed and sworn to before me
this 14 day of March, 2024.

Tim Deda

Notary Public
County of Price, State of Wisconsin
My commission expires: 5-12-24
(or is permanent)



**EXHIBIT A: LIST OF TAX LIENS OF PRICE COUNTY
BEING FORECLOSED BY PROCEEDING IN REM 2024, #1**

Each of the following parcels is affected by a delinquent tax lien. As to each parcel, the List includes: A. the name or names of the last owner or owners; B. a legal description sufficient to identify the parcel; C. the names of all known mortgagees and potential lienholders of such parcel as appears of record in the Price County Register of Deeds office or as known to the Price County Treasurer; and D. a statement of the principal sum of each tax lien in the hands of the Price County Treasurer applicable to each parcel as well as the balance owed under such tax lien through the end of March, 2024.

1. **Blake Anderson and Dawn Anderson** (believed to be deceased as of April 20, 2022)
(Tax ID: 25171; Legacy PIN: 272103307000; PIN: 50-272-4-37-01-18-5-15-002-25020)
 - a. Site Address.
316 South Argyle Avenue, Phillips, WI 54555
Mailing Address.
316 South Argyle Avenue, Phillips, WI 54555
 - b. Legal Description.
Lot 2, Block 25 of the Original Plat of the City of Phillips, Price County, Wisconsin.
 - c. Mortgagees, Lienholders and Non-fee Interest Holders.
 - CENTEX HOME EQUITY COMPANY, LLC, 2828 North Harwood, Dallas, TX 75201-1516, by virtue of a Mortgage executed by Blake Anderson and Dawn Anderson, to Centex Home Equity Company, LLC, in the originally stated amount of \$29,921.50 dated November 30, 2005, recorded December 29, 2005 at 8:55 a.m. as Document No. 334488.
 - CITY OF PHILLIPS, 174 S Eyder Ave, Phillips, WI 54555, by virtue of the following:
 - a lien for delinquent utilities, special assessments and/or special charges, whether included within the Delinquent Real Estate Taxes for Tax Certificate Years listed below under subsection d. or otherwise;
 - a Real Estate Mortgage executed by Blake W. Anderson and Dawn L. Anderson, to City of Phillips, in the originally stated amount of \$11,348.00 dated September 20, 2007, recorded September 25, 2007 at 9:25 a.m. as Document No. 342745;
 - a Real Estate Mortgage executed by Blake W. Anderson and Dawn L. Anderson, to City of Phillips, in the originally stated amount of \$4,955.00 dated August 14, 2008, recorded September 15, 2008 at 9:45 a.m. as Document No. 346877. Subject to an Affidavit of Partial Forgiveness of Debt dated April 21, 2009, recorded April 23, 2009 at 9:10 a.m. as Document No. 349236.
 - MARSHFIELD CLINIC, 1000 N Oak Ave, Marshfield, WI 54449, by virtue of a Small Claims Judgment in Price County, No. 14-SC-277 against Blake W. Anderson and Dawn L. Anderson, 316 S Argyle Avenue, Phillips, WI 54555, dated January 6, 2015, docketed January 26, 2015, in the total amount (including costs) of \$653.69.
 - LOUIS CHARLES COLLINS, W6736 County Rd H, Phillips, WI 54555, by virtue of a Small Claims Judgment in Price County, No. 15-SC-02 against Blake W. Anderson and Dawn L. Anderson, 316 S Argyle Avenue, Phillips, WI 54555, dated March 3, 2015, docketed March 3, 2015, in the total amount (including costs) of \$1,423.50.
 - DEPARTMENT OF WORKFORCE DEVELOPMENT; P.O. Box 7946, Madison, WI 53702, by virtue of Unemployment Compensation No. 17-UC-09, ID 201707297, against Blake W. Anderson, 316 S Argyle Ave, Phillips, WI 54555, dated November 15, 2017, docketed November 15, 2017, in the total amount (including costs) of \$895.00.
 - CAPITAL ONE BANK (USA), N.A.; 3033 Campus Drive, Suite 250, Plymouth, MN 55441, by virtue of a Small Claims Judgment in Price County, No. 18-SC-57 against Dawn L. Anderson, 316 S Argyle Ave, Phillips, WI 54555, dated March 6, 2018, docketed June 28, 2018, in the total amount (including costs) of \$1,434.35.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate (Including Delinquent Utilities)	\$1,687.77	\$236.29	\$118.14	\$2,042.20
2021	Real Estate	\$1,184.66	\$308.01	\$154.01	\$1,646.68
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$1,554.54	\$495.00	\$247.50	\$2,297.04
TOTAL DUE AS OF 03/31/2024					\$5,985.92

2. **Charles Anderson**

(Tax ID: 14922; Legacy PIN: 026114407000; PIN: 50-026-2-40-02-27-3-01-000-08000)

a. Site Address.

Vacant Land on County Rd E, Park Falls, WI 54552

Mailing Address.

155 Cypress Point Dr, Springfield, IL 62704

b. Legal Description.

A parcel of land located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Township Forty (40) North, Range Two (2) West, Town of Lake, Price County, Wisconsin, more particularly described as follows:

Starting from the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Township Forty (40) North, Range Two (2) West, thence 300 feet East to a point of beginning, thence 1,320 feet South to a point, thence 100 feet East to a point, thence 1,320 feet North to a point, thence 100 feet West back to point of beginning, EXCEPT a 100 foot wide strip of abandoned railroad right-of-way, and EXCEPT highway right-of-way.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$83.84	\$11.74	\$5.87	\$101.45
2021	Real Estate	\$85.79	\$22.31	\$11.15	\$119.25
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$332.54	\$30.64	\$15.32	\$378.50
TOTAL DUE AS OF 03/31/2024					\$599.20

3. **Charles Anderson**

(Tax ID: 14923; Legacy PIN: 026114408000; PIN: 50-026-2-40-02-27-3-01-000-07000)

a. Site Address.

Vacant Land on County Rd E, Park Falls, WI 54552

Mailing Address.

155 Cypress Point Dr, Springfield, IL 62704

b. Legal Description.

A parcel of land located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Township Forty (40) North, Range Two (2) West, Town of Lake, Price County, Wisconsin, more particularly described as follows:

Starting from the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-seven (27), Township Forty (40) North, Range Two (2) West, thence 400 feet East to a point of beginning, thence 1,320 feet South to a point, thence 100 feet East to a point, thence 1,320 feet North to a point, thence 100 feet West back to point of beginning, EXCEPT a 100 foot wide strip of abandoned railroad right-of-way, and EXCEPT highway right-of-way.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$83.84	\$11.74	\$5.87	\$101.45
2021	Real Estate	\$85.79	\$22.31	\$11.15	\$119.25
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$332.54	\$30.64	\$15.32	\$378.50
TOTAL DUE AS OF 03/31/2024					\$599.20

4. **Dawn Bleck**

(Tax ID: 445; Legacy PIN: 002104605000; PIN: 50-002-2-35-01-15-2-01-000-10000)

a. Site Address.

W8317 Moonshine Alley, Catawba, WI 54515

Mailing Address.

W8317 Moonshine Alley, Catawba, WI 54515

b. Legal Description.

A parcel of land located in the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), Section Fifteen (15), Township Thirty-five (35) North, Range One (1) West, Town of Catawba, Price County, Wisconsin, described as follows:

Commencing at a point in the NE corner of the NE NW, 15-35-1 West where the West boundary of the town road right-of-way on the East line of said NE NW intersects with the South boundary of the town road right-of-way on the North line of said tract of land; thence West on said South boundary line of said town road right-of-way 20 feet to a point; this being point of beginning; thence continuing West on said line 175 feet to a point; thence South 140 feet to a point; thence East 175 feet to a point; thence North 140 feet to point of beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$135.86	\$19.02	\$9.51	\$164.39
2021	Real Estate	\$127.78	\$33.22	\$16.61	\$177.61
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$594.00	\$129.99	\$65.00	\$788.99
TOTAL DUE AS OF 03/31/2024					\$1,130.99

5. **Ramon Earl and Kathleen Elaine Dietschweiler**

(Tax ID: 4590; Legacy PIN: 008106406000; PIN: 50-008-4-37-02-34-2-02-000-40000)

a. Site Address.

Vacant land on County Rd D, Phillips, WI 54555

Mailing Address.

562 Park Ave, Twin Lakes, WI 53181

b. Legal Description.

A parcel of land located in the Northwest corner of the Northwest 1/4 of the Northwest 1/4, Section 34, Township 37 North, Range 2 East, Town of Emery, Price County, Wisconsin, described as follows:

Beginning at the Northwest corner of the Northwest 1/4 or the Northwest 1/4, thence East 425 feet, thence South 512 feet 5 inches, thence West 425 feet, thence North 512 feet 5 inches to the point of beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$159.11	\$22.28	\$11.14	\$192.53

2021	Real Estate	\$151.79	\$39.47	\$19.73	\$210.99
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$331.80	\$30.35	\$15.18	\$377.33
TOTAL DUE AS OF 03/31/2024					\$780.85

6. Ronald R. Giovannoni, a 1/3 interest; Gregory S. Donahoe, a 2/3 interest
 (Tax ID: 23265; Legacy PIN: 171103409010; PIN: 50-171-4-35-02-06-5-15-023-27020)

a. Site Address.

707 Railroad Avenue, Prentice, WI 54556

Mailing Address.

Ronald R. Giovannoni, 800 Cherry St, Lot 308, Prentice, WI 54556

Gregory S. Donahoe, W5989 Old 8 Rd W, Prentice, WI 54556

b. Legal Description.

Parcel 1:

Lot Two (2) of Certified Survey Map No. 935 as recorded in Volume 5 of Certified Survey Maps, on Pages 71-72, as Document No. 299713, being part of Lots One (1) through Six (6), of Block Twenty-seven (27), Van Dusen Addition to the Village of Prentice located in the Southwest Quarter of the Southwest Quarter (SW¼-SW¼), Section Six (6), Township Thirty-five (35) North, Range Two (2) East, Price County, Wisconsin.

Parcel 2:

An access easement across Lot One (1) of Certified Survey Map No. 935 as recorded in Volume 5 of Certified Survey Maps, on Pages 71-72, as Document No. 299713, with said easement being further described as follows:

An easement for ingress and egress to a garage on the West side of Lot 2 of said Certified Survey Map; beginning at the Northeast corner of Parcel "A" of Price County Certified Survey Map No. 743 as recorded in Volume 4 on Page 43, as Document No. 268129; thence North 89° 25' 19" West, 10 feet; thence South 00° 34' 41" West, 15 feet; thence South 89° 25' 19" East, 20 feet; thence North 00° 34' 41" East, 15 feet; thence North 89° 25' 19" West, 10 feet to the Point of Beginning, being part of Lots One (1) through Six (6) of Block Twenty-seven (27), Van Dusen Addition to the Village of Prentice located in the Southwest Quarter of the Southwest Quarter (SW¼-SW¼), Section Six (6), Township Thirty-five (35) North, Range Two (2) East, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- SARA LYNN DONAHOE, N2482 Hallstrand Rd, Prentice, WI 54556, by virtue of a potential marital property interest, as evidenced by In RE the Marriage of Sara Lynn Donahoe and Gregory Scott Donahoe, Price County Case No. 21-FA-30.
- SUPERIOR CHOICE CREDIT UNION, successor-in-interest to STATE BANK OF GILMAN, Attn: Collections, PO Box 127, Superior, WI 54880, by virtue of a Real Estate Mortgage executed by Ronald R. Giovannoni, Gregory S. Donahoe and Sara L. Donahoe, each an undivided one-third interest as joint tenants, to State Bank of Gilman, in the originally stated amount of \$80,772.56 dated October 15, 2007, recorded October 16, 2007 at 9:30 a.m. as Document. No. 342998.
- DEPARTMENT OF REVENUE, P.O. Box 8901, Madison, WI 53708, by virtue of:
 - a Tax Warrant No. 11-TW-50, ID 50-11889097, against Ronald Giovannoni, P.O. Box 161, Prentice, WI 54556, dated November 14, 2011, docketed November 14, 2011 at 11:19 a.m., in the total amount (including costs) of \$28,169.35.
 - a Tax Warrant No. 11-TW-51, ID 50-11889098, against Ronald Giovannoni, P.O. Box 161, Prentice, WI 54556, dated November 14, 2011, docketed November 14, 2011 at 11:22 a.m., in the total amount (including costs) of \$3,860.58.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$1,202.48	\$168.35	\$84.17	\$1,455.00
2021	Real Estate	\$1,175.96	\$305.75	\$152.87	\$1,634.58

2020 Real Estate (Including Publication, Title Search and Legal Fees)	\$1,343.00	\$414.61	\$207.31	<u>\$1,964.92</u>
TOTAL DUE AS OF 03/31/2024				<u>\$5,054.50</u>

7. James A. Gustafson

(Tax ID: 13440; Legacy PIN: 024109205000; PIN: 50-024-4-36-03-35-4-01-000-10000)

a. Site Address.

N5011 N River Rd, Brantwood, WI 54513

Mailing Address.

N5011 N River Rd, Brantwood, WI 54513

b. Legal Description.

The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), of Section Thirty-five (35), Township Thirty-six (36), North, Range Three (3) East, Town of Knox, Price County, Wisconsin, EXCEPT the West 208 feet of the North Half (N½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼), 35-36-3 East.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- PRICE COUNTY CHILD SUPPORT AGENCY, 126 Cherry St, Phillips, WI 54555, by virtue of a Child Support Lien, Docket No. 736162, against James A. Gustafson, filed October 9, 2022 in the amount of \$2,530.68.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$606.02	\$84.84	\$42.42	\$733.28
2021	Real Estate	\$609.87	\$158.57	\$79.28	\$847.72
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$1,008.72	\$287.58	\$143.79	<u>\$1,440.09</u>
TOTAL DUE AS OF 03/31/2024					<u>\$3,021.09</u>

8. James A. Gustafson

(Tax ID: 13443; Legacy PIN: 024109208000; PIN: 50-024-4-36-03-35-4-02-000-20000)

a. Site Address.

Vacant land near N River Rd, Brantwood, WI 54513

Mailing Address.

N5011 N River Rd, Brantwood, WI 54513

b. Legal Description.

The South One-half (S½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), Section Thirty-five (35), Township Thirty-six (36), North, Range Three (3) East, Town of Knox, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- NICOLET NATIONAL BANK, 134 S 8th Street, Medford, WI 54451, by virtue of a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.
- ELIZABETH A. HALLSTRAND f/k/a Elizabeth A. Gustafson, W6046 Morner Road, Prentice, WI 54556, by virtue of her interest as a co-mortgagor in a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.
- PRICE COUNTY CHILD SUPPORT AGENCY, 126 Cherry St, Phillips, WI 54555, by virtue of a Child Support Lien, Docket No. 736162, against James A. Gustafson, filed October 9, 2022 in the amount of \$2,530.68.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$32.11	\$4.50	\$2.25	\$38.86

2021	Real Estate	\$33.50	\$8.71	\$4.36	\$46.57
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$281.88	\$11.38	\$5.69	\$298.95
TOTAL DUE AS OF 03/31/2024					\$384.38

9. James A. Gustafson

(Tax ID: 13444; Legacy PIN: 024109209000; PIN: 50-024-4-36-03-35-4-03-000-10000)

a. Site Address.

Vacant land near N River Rd, Brantwood, WI 54513

Mailing Address.

N5011 N River Rd, Brantwood, WI 54513

b. Legal Description.

All that part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), Township Thirty-six (36) North, Range Three (3) East, North of the railroad right-of-way, Town of Knox, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- NICOLET NATIONAL BANK, 134 S 8th Street, Medford, WI 54451, by virtue of a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.
- ELIZABETH A. HALLSTRAND f/k/a Elizabeth A. Gustafson, W6046 Morner Road, Prentice, WI 54556, by virtue of her interest as a co-mortgagor in a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.
- PRICE COUNTY CHILD SUPPORT AGENCY, 126 Cherry St, Phillips, WI 54555, by virtue of a Child Support Lien, Docket No. 736162, against James A. Gustafson, filed October 9, 2022 in the amount of \$2,530.68.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$246.71	\$34.54	\$17.27	\$298.52
2021	Real Estate	\$257.46	\$66.94	\$33.47	\$357.87
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$313.52	\$23.41	\$11.70	\$348.63
TOTAL DUE AS OF 03/31/2024					\$1005.02

10. James A. Gustafson

(Tax ID: 13446; Legacy PIN: 024109301000; PIN: 50-024-4-36-03-35-4-04-000-10000)

a. Site Address.

Vacant land on N River Rd, Brantwood, WI 54513

Mailing Address.

N5011 N River Rd, Brantwood, WI 54513

b. Legal Description.

The Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), Section Thirty-five (35), Township Thirty-six (36) North, Range Three (3) East, Town of Knox, Price County, Wisconsin, EXCEPTING the following described parcels:

Exception 1:

The right of way of the Minneapolis, Sault Ste. Marie and Atlantic Railway.

Exception 2:

Commencing at the southeast corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), Township Thirty-six (36) North, Range Three (3) East, thence north on the section line a distance of 295 feet 3 inches, thence in a westerly direction and parallel to the south line, a distance of 295 feet 3 inches, thence in a

southerly direction and parallel to the east line a distance of 295 feet 3 inches to the south line, thence east on the section line a distance of 295 feet 3 inches to the place of beginning.

Exception 3:

Commencing at the Southeast corner of the SE¼-SE¼ of Section 35, Township 36 North, Range 3 East, thence running north in parallel of the east line and beyond a two (2) acre tract in the southeast corner of said quarter sold for a school house, thence west 33 ft. to point of beginning, thence north 208½ ft., thence west 208½ ft., thence south 208½ ft., thence east 208½ ft., to point of beginning.

Exception 4:

That parcel of land lying south of the Minneapolis, St. Paul & Sault St. Marie Railway Co., in the Southeast Quarter of the Southeast Quarter, of Section Thirty-five (35), Township Thirty-six (36) North, Range Three (3) East.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- NICOLET NATIONAL BANK, 134 S 8th Street, Medford, WI 54451, by virtue of a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.
- ELIZABETH A. HALLSTRAND f/k/a Elizabeth A. Gustafson, W6046 Morner Road, Prentice, WI 54556, by virtue of her interest as a co-mortgagor in a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.
- PRICE COUNTY CHILD SUPPORT AGENCY, 126 Cherry St, Phillips, WI 54555, by virtue of a Child Support Lien, Docket No. 736162, against James A. Gustafson, filed October 9, 2022 in the amount of \$2,530.68.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$96.31	\$13.48	\$6.74	\$116.53
2021	Real Estate	\$98.76	\$25.68	\$12.84	\$137.28
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$355.14	\$39.22	\$19.61	\$413.97
TOTAL DUE AS OF 03/31/2024					\$667.78

11. James A. Gustafson

(Tax ID: 13448; Legacy PIN: 024109303000; PIN: 50-024-4-36-03-35-4-04-000-40000)

a. Site Address.

Vacant land on N River Rd, Brantwood, WI 54513

Mailing Address.

N5011 N River Rd, Brantwood, WI 54513

b. Legal Description.

Commencing at the southeast corner of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), Township Thirty-six (36) North, Range Three (3) East, Town of Knox, Price County, Wisconsin, thence north on the section line a distance of 295 feet 3 inches, thence in a westerly direction and parallel to the south line, a distance of 295 feet 3 inches, thence in a southerly direction and parallel to the east line a distance of 295 feet 3 inches to the south line, thence east on the section line a distance of 295 feet 3 inches to the place of beginning, EXCEPT highway and EXCEPT Railroad right-of-way.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- NICOLET NATIONAL BANK, 134 S 8th Street, Medford, WI 54451, by virtue of a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.

- ELIZABETH A. HALLSTRAND f/k/a Elizabeth A. Gustafson, W6046 Morner Road, Prentice, WI 54556, by virtue of her interest as a co-mortgagor in a Mortgage executed by James A. Gustafson and Elizabeth A. Gustafson, to Nicolet National Bank, in the originally stated amount of \$25,458.49 dated August 25, 2017, recorded September 5, 2017 at 9:30 a.m. as Document. No. 379100.
- PRICE COUNTY CHILD SUPPORT AGENCY, 126 Cherry St, Phillips, WI 54555, by virtue of a Child Support Lien, Docket No. 736162, against James A. Gustafson, filed October 9, 2022 in the amount of \$2,530.68.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$10.13	\$1.42	\$0.71	\$12.26
2021	Real Estate	\$10.59	\$2.75	\$1.38	\$14.72
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$268.58	\$6.33	\$3.17	\$278.08
TOTAL DUE AS OF 03/31/2024					\$305.06

12. Milton L. Gustafson a/k/a Milton Gustafson and Patricia Gustafson

(Tax ID: 13441; Legacy PIN: 024109206000; PIN: 50-024-4-36-03-35-4-01-000-20000)

a. Site Address.

W599 Brantwood Ave, Brantwood, WI 54513

Mailing Address.

W599 Brantwood Ave, Brantwood, WI 54513

b. Legal Description.

The West 208 feet of the North half (N½) of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Thirty-five (35), Township Thirty-six (36), North, Range Three (3) East, Town of Knox, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$621.25	\$86.98	\$43.49	\$751.72
2021	Real Estate	\$627.51	\$163.15	\$81.58	\$872.24
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$857.21	\$230.01	\$115.01	\$1,202.23
TOTAL DUE AS OF 03/31/2024					\$2,826.19

13. Jason M. Hans and Heather A. Hans, husband and wife and Michael D. Hans and Cheryl A. Hans, husband and wife, joint tenants between the parties

(Tax ID: 21263; Legacy PIN: 034113108020; PIN: 50-034-4-38-01-18-5-05-005-30000)

a. Site Address.

N11231 State Highway 13, Fifield, WI 54524

Mailing Address.

Jason M. & Heather A. Hans, 319 Tabot St, Dousman, WI 53118

Michael D. & Cheryl A. Hans, 808 N Oakwood Ave, Oconomowoc, WI 53066

b. Legal Description.

That part of the South One-half (S½) of Government Lot Five (5), Section Eighteen (18), Township Thirty-eight (38) North, Range One (1) East, Town of Worcester, Price County, Wisconsin, lying West of State Highway 13, EXCEPT a parcel more particularly described as follows:

Commencing at the point of intersection of the North line of the South One-half (S½) of Government Lot Five (5) and the West right-of-way line of State Highway 13, the same being the place of beginning; thence West along the North line of said S½ of Government Lot 5, 940 feet to a point; thence South parallel with the West line of said Government Lot

5, 470 feet to a point; thence East parallel with the North line of said S½ of Government Lot 5 to a point on the West right-of-way line of State Highway 13, thence Northwesterly along the West right-of-way line of State Highway 13 to the place of beginning.

Together with and subject to a non-exclusive easement for purposes of ingress, egress and necessary utilities over and across the existing roadway from State Highway 13 to and for the benefit of Government Lot Six (6) and the entire South One-half (S½) of Government Lot Five (5), Section Eighteen (18), Township Thirty-eight (38) North, Range One (1) East, lying westerly of State Highway 13, which easement shall run with said land.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$368.62	\$51.61	\$25.80	\$446.03
2021	Real Estate	\$330.03	\$85.81	\$42.90	\$458.74
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$570.27	\$120.97	\$60.49	\$751.73
TOTAL DUE AS OF 03/31/2024					\$1,656.50

14. Jason M. Hans and Heather A. Hans, husband and wife and Michael D. Hans and Cheryl A. Hans, husband and wife, joint tenants between the parties

(Tax ID: 21265; Legacy PIN: 034113109000; PIN: 50-034-4-38-01-18-5-05-006-10000)

a. Site Address.

Vacant Land on State Highway 13, Fifield, WI 54524

Mailing Address.

Jason M. & Heather A. Hans, 319 Tabot St, Dousman, WI 53118

Michael D. & Cheryl A. Hans, 808 N Oakwood Ave, Oconomowoc, WI 53066

b. Legal Description.

That part of Government Lot Six (6), Section Eighteen (18), Township Thirty-eight (38) North, Range One (1) East, Town of Worcester, Price County, Wisconsin, lying West of State Highway 13.

Together with and subject to a non-exclusive easement for purposes of ingress, egress and necessary utilities over and across the existing roadway from State Highway 13 to and for the benefit of Government Lot Six (6) and the entire South One-half (S½) of Government Lot Five (5), Section Eighteen (18), Township Thirty-eight (38) North, Range One (1) East, lying westerly of State Highway 13, which easement shall run with said land.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$675.45	\$94.56	\$47.28	\$817.29
2021	Real Estate	\$611.66	\$159.03	\$79.52	\$850.21
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$844.12	\$225.04	\$112.52	\$1,181.68
TOTAL DUE AS OF 03/31/2024					\$2,849.18

15. Michael D. Hlavacek and Pennie J. Marmitt

(Tax ID: 25580; Legacy PIN: 272107402000; PIN: 50-272-4-37-01-18-5-05-015-30000)

a. Site Address.

615 Storms Rd, Phillips, WI 54555

Mailing Address.

615 Storms Rd, Phillips, WI 54555

b. Legal Description.

The South One-half (S ½) of the Northwest Quarter (NW ¼) of Government Lot 15, Section Eighteen (18), Township Thirty-seven (37) North, Range One (1) East, in the City of Phillips, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- FORWARD BANK, successor-in-interest to The First National Bank of Park Falls, P.O. Box 250, Park Falls, WI 54552, by virtue of a Real Estate Mortgage executed by Michael D. Hlavacek and Pennie J. Marmitt, as unmarried individuals, in the originally stated amount of \$113,257.64 dated May 15, 2017, recorded May 16, 2017, as Document No. 378051.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$1,685.40	\$235.96	\$117.98	\$2,039.34
2020	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$1,925.10	\$635.81	\$317.90	\$2,878.81
TOTAL DUE AS OF 03/31/2024					\$4,918.15

16. Matthew G. Hoegsted

(Tax ID: 6946; Legacy PIN: 010124905000; PIN: 50-010-4-40-03-25-5-15-170-80000)

a. Site Address.

Vacant Land on Pike Lake Club Road, Park Falls, WI 54552

Mailing Address.

405 27th St, Caledonia, WI 53108

b. Legal Description.

Lot Eight (8) and an undivided 1/8th interest in Outlot One (1) of the Plat of Longwood Shores, being located in the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) and the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼), Section Twenty-five (25), Township Forty (40) North, Range Three (3) East, Town of Fifield, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2021	Real Estate	\$584.81	\$152.05	\$76.03	\$812.89
2020	Real Estate (Including Publication Fee, Title Search Legal Fees)	\$845.44	\$225.54	\$112.77	\$1,183.75
TOTAL DUE AS OF 03/31/2024					\$1,996.64

17. John M. Lemke

(Tax ID: 1546; Legacy PIN: 004107209000; PIN: 50-004-4-40-01-36-1-04-000-04000)

a. Site Address.

W5039 Wintergreen Lake Rd, Park Falls, WI 54552

Mailing Address.

W5039 Wintergreen Lake Rd, Park Falls, WI 54552

b. Legal Description.

A parcel of land situated in the Southeast 1/4 of the Northeast 1/4, Section 36, Township 40 North, Range 1 East, Town of Eisenstein, Price County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of said Southeast 1/4 of the Northeast 1/4; thence North on the West line thereof a distance of 700 feet; thence East a distance of 150 feet, which is the point of beginning; thence East 150 feet; thence North 208 feet, more or less, to the South line of the highway; thence West 150 feet; thence South 208 feet to the point of beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- JOHN R. LEMKE (believed to be deceased), W5039 Wintergreen Lake Rd, Park Falls, WI 54552, by virtue of a Warranty Deed executed by John R. Lemke and Diane R. Lemke to John M. Lemke dated November 4, 2011, recorded November 4, 2011 at 3:40 p.m. as Document No. 358959 granting a life estate to John R. Lemke (and Diane R. Lemke, whose interest has since terminated).
- DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; 1500 Pennsylvania Avenue NW, Washington, D.C. 20220, by virtue of the following:
 - a Notice of Federal Tax Lien dated October 2, 2014 and recorded in the office of the Register of Deeds for Price County, Wisconsin with serial number 122985214 on October 14, 2014 at 9:40 a.m. as Document No. 369653 in favor of the United States and against Taxpayer John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, in the sum of \$39,445.70.
 - a Notice of Federal Tax Lien dated August 15, 2019 and recorded in the office of the Register of Deeds for Price County, Wisconsin with serial number 375763719 on August 26, 2019 at 11:10 a.m. as Document No. 385695 in favor of the United States and against Taxpayer John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, in the sum of \$86,371.91.
- DEPARTMENT OF REVENUE, P.O. Box 8901, Madison, WI 53708, by virtue of a Tax Warrant No. 22-TW-20, ID 50-12223926, against John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, dated January 4, 2022, docketed June 20, 2022 at 7:41 p.m., in the total amount (including costs) of \$15,657.27.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$1,052.18	\$147.31	\$73.65	\$1,273.14
2021	Real Estate	\$1,024.32	\$266.32	\$133.16	\$1,423.80
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$839.98	\$223.46	\$111.73	\$1,175.17
TOTAL DUE AS OF 03/31/2024					\$3,872.11

18. John M. Lemke

(Tax ID: 1561; Legacy PIN: 004107404000; PIN: 50-004-4-40-01-36-1-04-000-05000)

a. Site Address.

W5039 Wintergreen Lake Rd, Park Falls, WI 54552

Mailing Address.

W5039 Wintergreen Lake Rd, Park Falls, WI 54552

b. Legal Description.

A parcel of land located in the Southeast 1/4 of the Northeast 1/4, Section 36, Township 40 North, Range 1 East, Town of Eisenstein, Price County, Wisconsin, more particularly described as follows: Commencing at the East 1/16 corner on the East-West quarter line of said Section, a 2" galvanized, capped, iron pipe, the point of beginning; thence N 0° 13' 39" West, along the East 1/16 line of Section 36, 700.00 feet to the Southwest corner of the parcel as described in Volume 146 on Page 471; thence N 88° 13' 25" East, along the South line of said parcel and the South line of the parcel as described in Volume 139 on Page 479, 300.00 feet to a point on the West line of the parcel as described in Volume 161 on Page 268; thence S 0° 13' 39" East, along the West line of said parcel, 550.00 feet to a point on the North line of the parcel as described in Volume 162 on Page 11; thence S 88° 13' 25" West along the North line of said parcel, 187.00 feet to the Northwest corner thereof; thence S 0° 13' 39" East, along the West line of said parcel, 150.00 feet to the East-West quarter line of Section 36; thence S 88° 13' 25" West along the East-West quarter line, 113.00 feet to the point of beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- JOHN R. LEMKE (believed to be deceased), W5039 Wintergreen Lake Rd, Park Falls, WI 54552, by virtue of a Warranty Deed executed by John R. Lemke and Diane R. Lemke to John M. Lemke dated November 4, 2011, recorded November 4, 2011 at

3:40 p.m. as Document No. 358959 granting a life estate to John R. Lemke (and Diane R. Lemke, whose interest has since terminated).

- DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; 1500 Pennsylvania Avenue NW, Washington, D.C. 20220, by virtue of the following:
 - a Notice of Federal Tax Lien dated October 2, 2014 and recorded in the office of the Register of Deeds for Price County, Wisconsin with serial number 122985214 on October 14, 2014 at 9:40 a.m. as Document No. 369653 in favor of the United States and against Taxpayer John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, in the sum of \$39,445.70.
 - a Notice of Federal Tax Lien dated August 15, 2019 and recorded in the office of the Register of Deeds for Price County, Wisconsin with serial number 375763719 on August 26, 2019 at 11:10 a.m. as Document No. 385695 in favor of the United States and against Taxpayer John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, in the sum of \$86,371.91.
- DEPARTMENT OF REVENUE, P.O. Box 8901, Madison, WI 53708, by virtue of a Tax Warrant No. 22-TW-20, ID 50-12223926, against John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, dated January 4, 2022, docketed June 20, 2022 at 7:41 p.m., in the total amount (including costs) of \$15,657.27.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$179.94	\$25.19	\$12.60	\$217.73
2021	Real Estate	\$175.54	\$45.64	\$22.82	\$244.00
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$335.05	\$31.59	\$15.79	\$382.43
TOTAL DUE AS OF 03/31/2024					\$844.16

19. John M. Lemke

(Tax ID: 1575; Legacy PIN: 004107508010; PIN: 50-004-4-40-01-36-4-01-000-01000)

a. Site Address.

W4998 Wintergreen Lake Rd, Park Falls, WI 54552

Mailing Address.

W5039 Wintergreen Lake Rd, Park Falls, WI 54552

b. Legal Description.

Lot 11 of Certified Survey Map No. 441 recorded in the office of the Register of Deeds for Price County, Wisconsin, on December 30, 1977 in Volume 2 of Certified Survey Maps, at Page 188, as Document No. 210758, being a part of the Northeast 1/4 of the Southeast 1/4, Section 36, Township 40 North, Range 1 East, Town of Eisenstein, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- JOHN R. LEMKE (believed to be deceased), W5039 Wintergreen Lake Rd, Park Falls, WI 54552, by virtue of a Warranty Deed executed by John R. Lemke and Diane R. Lemke to John M. Lemke dated November 4, 2011, recorded November 4, 2011 at 3:40 p.m. as Document No. 358959 granting a life estate to John R. Lemke (and Diane R. Lemke, whose interest has since terminated).
- DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; 1500 Pennsylvania Avenue NW, Washington, D.C. 20220, by virtue of the following:
 - a Notice of Federal Tax Lien dated October 2, 2014 and recorded in the office of the Register of Deeds for Price County, Wisconsin with serial number 122985214 on October 14, 2014 at 9:40 a.m. as Document No. 369653 in favor of the United States and against Taxpayer John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, in the sum of \$39,445.70.
 - a Notice of Federal Tax Lien dated August 15, 2019 and recorded in the office of the Register of Deeds for Price County, Wisconsin with serial number 375763719 on August 26, 2019 at 11:10 a.m. as Document No. 385695 in favor of the United

States and against Taxpayer John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, in the sum of \$86,371.91.

- DEPARTMENT OF REVENUE, P.O. Box 8901, Madison, WI 53708, by virtue of a Tax Warrant No. 22-TW-20, ID 50-12223926, against John M. Lemke, W5039 Wintergreen Lake Rd, Park Falls, WI 54552, dated January 4, 2022, docketed June 20, 2022 at 7:41 p.m., in the total amount (including costs) of \$15,657.27.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$578.39	\$80.97	\$40.49	\$699.85
2021	Real Estate	\$595.36	\$154.79	\$77.40	\$827.55
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$530.01	\$105.67	\$52.84	\$688.52
TOTAL DUE AS OF 03/31/2024					\$2,215.92

20. Neil Peterson and Patricia Largent (believed to be deceased)

(Tax ID: 8949; Legacy PIN: 014100603000; PIN: 50-014-2-36-02-13-4-03-000-10000)

a. Site Address.

Vacant land on County Rd J, Kennan, WI 54537

Mailing Address.

19122 State Rt 33, Holt, MO 64048

b. Legal Description.

The Southwest 1/4 of the Southeast 1/4, Section 13, Township 36 North, Range 2 West, Town of Georgetown, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- WAUKESHA COUNTY CHILD SUPPORT AGENCY, 515 W Moreland Blvd, Waukesha, WI 53188, by virtue of a Child Support Lien, Docket No. 707364, against Neil Charles Peterson, filed November 7, 2021 in the amount of \$40,590.21.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$870.07	\$121.81	\$60.90	\$1,052.78
2021	Real Estate	\$829.84	\$215.76	\$107.88	\$1,153.48
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$1,386.10	\$430.99	\$215.49	\$2,032.58
TOTAL DUE AS OF 03/31/2024					\$4,238.84

21. Neil Peterson and Patricia Largent (believed to be deceased)

(Tax ID: 10455; Legacy PIN: 018100905000; PIN: 50-018-2-36-01-07-1-04-000-10000)

a. Site Address.

Vacant land near County Rd J, Kennan, WI 54537

Mailing Address.

19122 State Rt 33, Holt, MO 64048

b. Legal Description.

The Southeast 1/4 of the Northeast 1/4, Section 7, Township 36 North, Range 1 West, Town of Harmony, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- WAUKESHA COUNTY CHILD SUPPORT AGENCY, 515 W Moreland Blvd, Waukesha, WI 53188, by virtue of a Child Support Lien, Docket No. 707364, against Neil Charles Peterson, filed November 7, 2021 in the amount of \$40,590.21.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$829.25	\$116.10	\$58.05	\$1,003.40
2021	Real Estate	\$761.24	\$197.92	\$98.96	\$1,058.12

2020 Real Estate (Including Publication, Title Search and Legal Fees)	\$1006.35	\$286.68	\$143.34	\$1,436.37
TOTAL DUE AS OF 03/31/2024				\$3,497.89

22. PFW Investments LLC

(Tax ID: 23941; Legacy PIN: 271105802000; PIN: 50-271-2-40-01-23-5-15-033-06170)

a. Site Address.

349 8th Avenue South, Park Falls, WI 54552

Mailing Address.

c/o Robert Meetz, P.O. Box 1054, Brookfield, WI 53008

b. Legal Description.

Lots Seventeen (17), Eighteen (18) and Nineteen (19), Block Six (6), Grieves Addition to the City of Park Falls, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- ROBERT PAUL MEETZ, P.O. Box 1054, Brookfield, WI 53008-1054, by virtue of a Land Contract executed by R J Rentals, LLC a/k/a R J Lee Rentals, LLC (Vendor) and Robert Paul Meetz (Purchaser), in the originally stated amount of \$142,000.00, dated April 9, 2008, recorded April 11, 2008 at 10:55 a.m., as Document. No. 345052.
- R J LEE RENTALS, LLC a/k/a R J Rentals, LLC, 3274 West Sand Lake Lane, Lac du Flambeau, WI 54538, by virtue of:
 - a Land Contract executed by R J Rentals, LLC a/k/a R J Lee Rentals, LLC (Vendor) and Robert Paul Meetz (Purchaser), in the originally stated amount of \$142,000.00, dated April 9, 2008, recorded April 11, 2008 at 10:55 a.m., as Document. No. 345052; and
- RAULF LaMARCHE and KRIS LaMARCHE, 44 Ave of Birches, Manitowish Waters, WI 54545, by virtue of:
 - a Mortgage executed by Russell J. Lee, to Raulf LaMarche and Kris LaMarche, in the originally stated amount of \$122,315.61 dated February 20, 2004, recorded February 24, 2004 at 8:00 a.m. in Volume 535 on Pages 493-494 as Document. No. 323808; and
 - a Consent to Conveyance between Raulf LaMarche and Kris LaMarche and Russell J. Lee a/k/a Russell Joseph Lee, individually and as the sole member of R J Rentals, LLC a/k/a R J Lee Rentals, LLC, contained within Land Contract dated April 9, 2008, recorded April 11, 2008 at 10:55 a.m., as Document No. 345052.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$3,468.68	\$485.62	\$242.81	\$4,197.11
2021	Real Estate	\$3,311.89	\$861.09	\$430.55	\$4,603.53
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$3,492.85	\$1,231.55	\$615.78	\$5,340.18
TOTAL DUE AS OF 03/31/2023					\$14,140.82

23. Phillips Lionite Wood Products Co., LLC

(Tax ID: 25783; Legacy PIN: 272109501000; PIN: 50-272-4-37-01-18-5-15-002-30120)

a. Site Address.

115 Depot Road, Phillips, WI 54555

Mailing Address.

P.O. Box 89, Phillips, WI 54555

b. Legal Description.

Parcel 1:

Lot Two (2) of Certified Survey Map No. 679, recorded March 25, 1991 in the office of the Register of Deeds of Price County, Wisconsin in Volume 3, at Page 291, as Document No. 257477; includes Outlots (2) Two, (3) Three and (4) Four and part of Outlot (1) One, of the Original Plat of the City of Phillips, Price County, Wisconsin, located in Government

Lots (1) One and (3) Three, Section Eighteen (18), Township Thirty-seven (37) North, Range One (1) East, City of Phillips Price County, Wisconsin.

Parcel 2:

Lots One (1) and Two (2) of Certified Survey Map No. 794, recorded October 31, 1994 in the office of the Register of Deeds of Price County, Wisconsin in Volume 4, at Page 145, as Document No. 273701; includes Outlots (2) Two, (3) Three and (4) Four and part of Outlot (1) One of the Original Plat of the City of Phillips, Price County, Wisconsin, located in Government Lots (1) One and (3) Three, Section Eighteen (18), Township Thirty-seven (37) North, Range One (1) East, City of Phillips, Price County, Wisconsin.

Parcel 3:

An Easement described as follows:

A parcel of land located in Outlots Three (3) and (4), of the Original Plat of the City of Phillips, being part of Government Lot Three (3), Section Eighteen (18), Township Thirty-seven (37) North, Range One (1) East of the Fourth Principal Meridian in the City of Phillips, Price County, Wisconsin, described as follows:

Commencing at the point of intersection of the centerline of 66-foot wide Maple Street and the East line of 66-foot wide Lake Street;

Thence Northwesterly along last said East line a distance of 330 feet to the Point of Beginning;

Thence Northerly along a straight line a distance of 90 feet, more or less, to the point of intersection of a line parallel with and 395 feet normally distant Northwesterly from the centerline of said Maple Street and a line parallel and/or concentric with and 100 feet normally distant Westerly from the centerline of the main track of Wisconsin Central Ltd.;

Thence Northwesterly along last said parallel and/or concentric line a distance of 75 feet;

Thence Northeasterly at right angles to the centerline of the aforesaid main track a distance of 130 feet, more or less, to a point on a line parallel and/or concentric with and 30 feet normally distant Northeasterly from the centerline of the aforesaid main track;

Thence Southeasterly along last said parallel and/or concentric line a distance of 30 feet;

Thence Southwesterly at right angles to the centerline of said main track a distance of 100 feet, more or less, to a point on a line parallel and/or concentric with and 70 feet normally distant southwesterly from the centerline of said main track;

Thence Southeasterly along last said parallel and/or concentric line a distance of 50 feet;

Thence Southerly along a straight line a distance of 130 feet, more or less, to a point on the Northeasterly line of said Lake Street, 290 feet normally distant Northwesterly from the centerline of said Maple Street; as measured along the Northeasterly line of Lake Street;

Thence Northwesterly along last said Northeasterly line a distance of 40 feet, more or less, to the Point of Beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- CITY OF PHILLIPS, 174 S Eyder Ave, Phillips, WI 54555, by virtue of:
 - a lien for delinquent utilities, special assessments and/or special charges, whether included within the Delinquent Real Estate Taxes for Tax Certificate Years listed below under subsection d. or otherwise; and
 - a Judgment in Price County, No. 19-FO-151 against Phillips Lionite Hardboard LLC, 115 Depot Rd, Phillips, WI 54555, dated December 15, 2020, docketed December 15, 2020 at 8:32 a.m., in the total amount (including costs) of \$300.00.
 - a Judgment in Price County, No. 19-FO-119 against Phillips Lionite Wood Products LLC, 115 Depot Rd, Phillips, WI 54555, dated December 15, 2020, docketed December 15, 2020 at 8:34 a.m., in the total amount (including costs) of \$205.50.

- a Raze Order & Notification of Nuisance against Phillips Lionite Wood Products Co., LLC, 115 Depot Rd, Phillips, WI 54555, dated May 4, 2023, recorded May 8, 2023 at 10:53 a.m., as Document No. 401586.
- CAP MINNESOTA, LLC, PO Box 9495, Fargo, ND 58106-9495, by virtue of a Mortgage, Security Agreement and Fixture Filing executed by Phillips Lionite Wood Products Co., LLC, to Prescient Capital Partners Ltd., in the originally stated amount of \$4,300,000.00 dated May 8, 2017, recorded May 15, 2017 at 2:20 p.m. as Document No. 378043. Subject to an Assignment of Mortgage to CAP Minnesota, LLC dated July 18, 2018, recorded September 27, 2022 at 3:08 p.m. as Document No. 399564.
- MEDFORD COOPERATIVE INC., P.O. Box 407, Medford, WI 54451, by virtue of a Small Claims Judgment in Price County, No. 18-SC-273 against Phillips Lionite Wood Products Co. LLC, c/o Stephen D. Willett--Registered Agent, 106 Beebe Street, Phillips, WI 54555, dated October 30, 2018, docketed October 30, 2018 at 1:30 p.m., in the total amount (including costs) of \$2,281.50.
- VIKING AUTOMATIC SPRINKLER CO., 1100 Old Hwy 8 NW, New Brighton, MN 55112, by virtue of a Judgment in Price County, No. 19-CV-68 against Phillips Lionite Wood Products Co., LLC, P.O. Box 89, Phillips, WI 54555, dated December 20, 2019, docketed January 2, 2020 at 2:21 p.m., in the total amount (including costs) of \$58,732.00.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate (Including Special Charges, and Delinquent Utilities)	\$71,038.19	\$9,945.35	\$4,972.67	\$85,956.21
2021	Real Estate (Including Special Charges, and Delinquent Utilities)	\$69,266.83	\$18,009.38	\$9,004.69	\$96,280.90
2020	Real Estate (Including Special Charges, Delinquent Utilities, Publication, Title Search and Legal Fees)	\$72,358.89	\$27,400.65	\$13,700.32	\$113,459.86
TOTAL DUE AS OF 03/31/2024					\$295,696.97

24. Phillips Lionite Wood Products Co., LLC

(Tax ID: 25793; Legacy PIN: 272109507020; PIN: 50-272-4-37-01-18-5-15-002-30400)

a. Site Address.

Vacant Land on Depot Road, Phillips, WI 54555

Mailing Address.

P.O. Box 89, Phillips, WI 54555

b. Legal Description.

Part of Outlot Four (4), City of Phillips, described as follows;

A parcel of land located in the East Half (E1/2) of Section Eighteen (18), Township Thirty-seven (37) North, Range One (1) East of the Fourth Principal Meridian in the City of Phillips, Price County, Wisconsin, described as;

Beginning at the point of intersection of the centerline of 66 foot wide Maple Street and a line parallel with and 30 feet normally distant Easterly from the centerline of the main track of Wisconsin Central Ltd.; thence Northwesterly along last said parallel line a distance of 396.91 feet [*incorrectly identified on Special Warranty Deed recorded May 15, 2017 as 430 feet*]; thence Northeasterly along a line parallel with the centerline of said Maple Street a distance of 70 feet; thence Southeasterly along a straight line a distance of 395 feet, more or less, to a point on the North line of said Maple Street, 160 feet Northeasterly from the centerline of said main track, as measured along last said North line; thence continuing Southeasterly along the last described course a distance of 35 feet, more or less,

to a point on the centerline of said Maple Street; thence Southwesterly along last said centerline a distance of 135 feet, more or less, to the Point of Beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- CITY OF PHILLIPS, 174 S Eyder Ave, Phillips, WI 54555, by virtue of:
 - a Judgment in Price County, No. 19-FO-151 against Phillips Lionite Hardboard LLC, 115 Depot Rd, Phillips, WI 54555, dated December 15, 2020, docketed December 15, 2020 at 8:32 a.m., in the total amount (including costs) of \$300.00.
 - a Judgment in Price County, No. 19-FO-119 against Phillips Lionite Wood Products LLC, 115 Depot Rd, Phillips, WI 54555, dated December 15, 2020, docketed December 15, 2020 at 8:34 a.m., in the total amount (including costs) of \$205.50.
- CAP MINNESOTA, LLC, PO Box 9495, Fargo, ND 58106-9495, by virtue of a Mortgage, Security Agreement and Fixture Filing executed by Phillips Lionite Wood Products Co., LLC, to Prescient Capital Partners Ltd., in the originally stated amount of \$4,300,000.00 dated May 8, 2017, recorded May 15, 2017 at 2:20 p.m. as Document No. 378043. Subject to an Assignment of Mortgage to CAP Minnesota, LLC dated July 18, 2018, recorded September 27, 2022 at 3:08 p.m. as Document No. 399564.
- MEDFORD COOPERATIVE INC., P.O. Box 407, Medford, WI 54451, by virtue of a Small Claims Judgment in Price County, No. 18-SC-273 against Phillips Lionite Wood Products Co. LLC, c/o Stephen D. Willett--Registered Agent, 106 Beebe Street, Phillips, WI 54555, dated October 30, 2018, docketed October 30, 2018 at 1:30 p.m., in the total amount (including costs) of \$2,281.50.
- VIKING AUTOMATIC SPRINKLER CO., 1100 Old Hwy 8 NW, New Brighton, MN 55112, by virtue of a Judgment in Price County, No. 19-CV-68 against Phillips Lionite Wood Products Co., LLC, P.O. Box 89, Phillips, WI 54555, dated December 20, 2019, docketed January 2, 2020 at 2:21 p.m., in the total amount (including costs) of \$58,732.00.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$943.78	\$132.13	\$66.06	\$1,141.97
2021	Real Estate	\$904.44	\$235.15	\$117.58	\$1,257.17
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$1,188.25	\$355.81	\$177.90	\$1,721.96
TOTAL DUE AS OF 03/31/2024					\$4,121.10

25. Kelly Piquette

(Tax ID: 12841; Legacy PIN: 024103310000; PIN: 50-024-4-35-03-16-2-01-000-10000)

a. Site Address.

Vacant land near Cherry Ave, Brantwood, WI 54513

Mailing Address.

5406 W Calumet Rd, Milwaukee, WI 53223

b. Legal Description.

The Northeast 1/4 of the Northwest 1/4, Section 16, Township 35 North, Range 3 East, Town of Knox, Price County, Wisconsin, EXCEPT 100 foot wide right of way.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$415.67	\$58.19	\$29.10	\$502.96
2021	Real Estate	\$433.83	\$112.80	\$56.40	\$603.03

2020 Real Estate (Including Publication, Title Search and Legal Fees)	\$739.72	\$185.36	\$92.68	\$1,017.76
TOTAL DUE AS OF 03/31/2024				\$2,213.75

26. Kelly Piquette

(Tax ID: 12842; Legacy PIN: 024103401000; PIN: 50-024-4-35-03-16-2-01-000-20000)

a. Site Address.

Vacant land near Cherry Ave, Brantwood, WI 54513

Mailing Address.

5406 W Calumet Rd, Milwaukee, WI 53223

b. Legal Description.

Right of way 100 feet wide through the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4, Section 16, Township 35 North, Range 3 East, Town of Knox, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$25.34	\$3.55	\$1.77	\$30.66
2021	Real Estate	\$26.45	\$6.88	\$3.44	\$36.77
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$280.22	\$10.75	\$5.38	\$296.35
TOTAL DUE AS OF 03/31/2024					\$363.78

27. Kelly Piquette

(Tax ID: 12847; Legacy PIN: 024103406000; PIN: 50-024-4-35-03-16-2-04-000-10000)

a. Site Address.

Vacant land near Cherry Ave, Brantwood, WI 54513

Mailing Address.

5406 W Calumet Rd, Milwaukee, WI 53223

b. Legal Description.

The Southeast 1/4 of the Northwest 1/4, Section 16, Township 35 North, Range 3 East, Town of Knox, Price County, Wisconsin, EXCEPT 100 foot wide right of way.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$420.33	\$58.85	\$29.42	\$508.60
2021	Real Estate	\$438.22	\$113.94	\$56.97	\$609.13
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$564.91	\$118.94	\$59.47	\$743.32
TOTAL DUE AS OF 03/31/2024					\$1,861.05

28. William J. Raikowski and Sheila M. Raikowski

(Tax ID: 5475; Legacy PIN: 010105607000; PIN: 50-010-4-39-01-18-5-05-016-50000)

a. Site Address.

N13307 State Highway 13, Fifield, WI 54524

Mailing Address.

159652 Camp Rd, Mosinee, WI 54455

b. Legal Description.

A parcel of land located in Government Lot Sixteen (16), Section Eighteen (18), Township Thirty-nine (39) North, Range One (1) East, described as follows:

Commencing at the Southwest corner of said Government Lot, thence East along the South line of said Lot to the Westerly line of State Highway 13, as now located; thence Northerly along the Westerly line of said State Highway 13, a distance of 250 feet, thence West, parallel to the South line to the West line of said Government Lot, thence South along the West line of said Government Lot to the place of beginning, Town of Fifield, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$1,274.58	\$178.44	\$89.22	\$1,542.24
2021	Real Estate	\$1,165.82	\$303.11	\$151.56	\$1,620.49
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$1,424.62	\$445.65	\$222.83	\$2,093.17
TOTAL DUE AS OF 03/31/24					\$5,255.90

29. Matthew H. Ringersma

(Tax ID: 2341; Legacy PIN: 006102606010; PIN: 50-006-2-37-01-10-2-03-000-20000)

a. Site Address.

W8425 County Rd S, Phillips, WI 54555

Mailing Address.

N7898 County Rd K, Phillips, WI 54555

b. Legal Description.

A parcel of land located in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), Section Ten (10), Township Thirty-seven (37) North, Range One (1) West, Town of Elk, Price County, Wisconsin, bounded by the following described line using bearings referenced to the Price County Grid:

Commencing at the West Quarter corner of said Section Ten (10); thence N 01°25'53" E, along the West line of said Section, 1,233.02 feet; thence S 86°12'49" E, 802.00 feet; thence S 03°47'11" W, 310.00 feet, to the point of beginning; thence S 86°12'49" E, a distance of 210.00 feet; thence N 03°47'11" E, about 310.00 feet to the North line of said SW-NW; thence Westerly, along said North line, 210 feet, to a line bearing N 03°47'11" E from the point of beginning, thence S 03°47'11" West, about 310 feet, to the point of beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$1,047.96	\$146.71	\$73.36	\$1,268.03
2021	Real Estate	\$988.43	\$256.99	\$128.50	\$1,373.92
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$651.68	\$151.91	\$75.95	\$879.54
TOTAL DUE AS OF 03/31/2024					\$3,521.49

30. Donald G. Staples

(Tax ID: 16224; Legacy PIN: 028103401000; PIN: 50-028-4-34-01-12-4-01-000-04000)

a. Site Address.

W4992 State Highway 86, Ogema, WI 54459

Mailing Address.

515 Flambeau Ave, Phillips, WI 54555

b. Legal Description.

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE¼-SE¼), Section Twelve (12), Township Thirty-four (34) North, Range One (1) East, Town of

Ogema, Price County, Wisconsin, described as follows: Beginning at a point in the continuation of the South boundary line of Lot Seven (7) of Block One (1), in the Village of Ogema, Price County, Wisconsin, according to the recorded plat thereof, running 66 feet West from the Southwest corner of said Lot 7; running thence North 50 feet along the West boundary line of Front Street in said Village to a point; thence West at right angles 34 feet to a point in the East boundary line of the right-of-way of Wisconsin Central Railway; thence South along East boundary line 50 feet to a point; thence East on said continuation of the South boundary of said Lot 7, 34 feet to Point of Beginning,

EXCEPT a parcel of land in the said NE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 12, Township 34 North, Range 1 East, described as follows: Commencing at a point on the continuation of the Southern boundary line of Lot 7, Block 1, of the Village of Ogema and 66 feet West of said continuation line from the Southwesterly corner of said Lot 7; running thence North along the Westerly line of Front Street in Ogema, 14 feet to a point; thence West at right angles 34 feet to the right-of-way of the Wisconsin Central Railroad; thence South along the Easterly line of said right-of-way 14 feet to a point where the Easterly line of said right-of-way intersects the said continuation line of the Southern boundary of said Lot 7, Block 1, of the Village of Ogema; thence East along said continuation line 34 feet to the Place of Beginning;

AND

That part of the former railroad right-of-way of Wisconsin Central Ltd. in the Village of Ogema and being part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ -SE $\frac{1}{4}$) of Section Twelve (12), Township Thirty-four (34) North, Range One (1) East, Village of Ogema, Price County, Wisconsin, described as follows: Commencing at the Point of Intersection of a continuation Westerly of the Northerly line of Lot 7, Block 1, Village of Ogema, with the East line of said railroad right-of-way; running thence Westerly on a continuation of the Northerly line of said Lot 7 to a point 50 feet Easterly of the centerline of said former railroad right-of-way; running thence South parallel with the centerline of main line of said former railroad right-of-way to a Point of Intersection with an East-West line located 14 feet Northerly and running parallel with a continuation of the South line of said Lot 7; thence Easterly on the last mentioned line to its Point of Intersection with the East line of said former railroad right-of-way; thence Northerly along the East line of said former railroad right-of-way to the Place of Beginning. The land herein conveyed being a part of Railroad Station Lot No. 85.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- TOWN OF OGEMA, W5005 State Highway 86, Ogema, WI 54459, by virtue of a lien for delinquent utilities, special assessments and/or special charges, whether included within the Delinquent Real Estate Taxes for Tax Certificate Years listed below under subsection d. or otherwise.
- UNITED STATES ATTORNEY'S OFFICE FOR THE WESTERN DISTRICT OF WISCONSIN, Attn: Financial Litigation Unit, 222 West Washington Ave, Suite 700, Madison, WI 53703, by virtue of Notice of Lien For Fine And/Or Restitution in the Western District of Wisconsin, No. 07-CR-93-C-01, against Donald Staples, 379 Jackson Avenue, Phillips, WI 54555, dated December 27, 2007, recorded January 25, 2008 at 9:05 a.m., as Document No. 344192, in the total amount of \$3,842.37.
- NATIONAL CREDIT ADJUSTERS LLC AS SUCCESSOR IN INTEREST TO Cash Net, c/o Messerli & Kramer PA, 3033 Campus Drive, Suite 250, Plymouth, MN 55441, by virtue of a Small Claims Judgment in Price County, No. 15-SC-284, against Don Staples, 379 Jackson Ave, Phillips, WI 54555, dated April 19, 2016, docketed April 27, 2016 at 9:46 a.m., in the total amount (including costs) of \$796.61.
- FORSYTHE FINANCE, LLC, 225 S Executive Dr, Brookfield, WI 53005, by virtue of a Small Claims Judgment in Price County, No. 22-SC-135, against Don Staples, 515 Flambeau Ave, Phillips, WI 54555, dated January 24, 2023, docketed January 25, 2023 at 12:17 p.m., in the total amount (including costs) of \$721.44.
- ROBERT J. GIESE and JOANN P. GIESE, P.O. Box 541, Ogema, WI 54459, by virtue of their ownership of the benefitted parcel to the north of the subject premises, as

referenced in the Warranty Deed dated August 10, 2006, recorded August 21, 2006, as Document No. 337490 regarding well and sewer line rights.

- SARA E. LAWRENCE, 635 3rd St W, Hastings, MN 55033, by virtue of her ownership of the benefitted parcel to the south of the subject premises, as referenced in the Warranty Deed dated August 10, 2006, recorded August 21, 2006, as Document No. 337490.
- REBECCA SCHNEPF, 637 Kennedy St, Rib Lake, WI 54470, by virtue of her ownership of the benefitted parcel to the south of the subject premises, as referenced in the Warranty Deed dated August 10, 2006, recorded August 21, 2006, as Document No. 337490.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2021	Real Estate (Including Delinquent Utilities)	\$492.46	\$128.04	\$64.02	\$684.52
2020	Real Estate (Including Delinquent Utilities, Publication, Title Search and Legal Fees)	\$767.43	\$195.89	\$97.95	\$1,061.27
TOTAL DUE AS OF 03/31/2024					\$1,745.79

31. Donald G. Staples

(Tax ID: 25637; Legacy PIN: 272108001000; PIN: 50-272-4-37-01-18-5-15-016-03050)

a. Site Address.

379 Jackson Avenue, Phillips, WI 54555

Mailing Address.

515 Flambeau Avenue, Phillips, WI 54555

b. Legal Description.

Lot Five (5) of Block Three (3) of Bailey's Addition to the Village, now City of Phillips, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- CITY OF PHILLIPS, 174 S Eyder Ave, Phillips, WI 54555, by virtue of a lien for delinquent utilities, whether included within the Delinquent Real Estate Taxes for Tax Certificate Years listed below under subsection d. or otherwise.
- UNITED STATES ATTORNEY'S OFFICE FOR THE WESTERN DISTRICT OF WISCONSIN, Attn: Financial Litigation Unit, 222 West Washington Ave, Suite 700, Madison, WI 53703, by virtue of Notice of Lien For Fine And/Or Restitution in the Western District of Wisconsin, No. 07-CR-93-C-01, against Donald Staples, 379 Jackson Avenue, Phillips, WI 54555, dated December 27, 2007, recorded January 25, 2008 at 9:05 a.m., as Document No. 344192, in the total amount of \$3,842.37.
- NATIONAL CREDIT ADJUSTERS, LLC as successor in interest to Cash Net c/o Messerli & Kramer PA, 3033 Campus Drive, Suite 250, Plymouth, MN 55441, by virtue of a Judgment in Price County Case No. 15-SC-284 against Don Staples, 379 Jackson Ave, Phillips, WI 54555, dated April 19, 2016, docketed April 27, 2016, in the total amount (including costs) of \$796.61.
- FORSYTHE FINANCE, LLC, 225 S Executive Dr, Brookfield, WI 53005, by virtue of a Small Claims Judgment in Price County, No. 22-SC-135, against Don Staples, 515 Flambeau Ave, Phillips, WI 54555, dated January 24, 2023, docketed January 25, 2023 at 12:17 p.m., in the total amount (including costs) of \$721.44.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$238.02	\$33.32	\$16.66	\$288.00
2021	Real Estate (Including Special Charges and Delinquent Utilities)	\$759.95	\$197.59	\$98.79	\$1,056.33

2020 Real Estate (Including Delinquent Utilities, Publication, Title Search and Legal Fees)	\$896.22	\$244.83	\$122.42	\$1,263.47
TOTAL DUE AS OF 03/31/2024				\$2,607.80

32. Donald G. Staples

(Tax ID: 27966; Legacy PIN: 272110709053; PIN: 50-272-4-37-01-18-5-15-190-53000)

a. Site Address.

515 Flambeau Avenue, Phillips, WI 54555

Mailing Address.

515 Flambeau Avenue, Phillips, WI 54555

b. Legal Description.

Lot Fifty-three (53) of Phillips Assessors Plat No. 1 of the City of Phillips, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- MELMS, HOGAN & FRANCOIS LLC, as successor in interest to HOGAN & MELMS, LLP, 7520 Highway 51 S., Suite A, Minocqua, WI 54548, by virtue of a Mortgage executed by Patti Jo Hendricks, to Hogan & Melms, LLP, in the originally stated amount of \$15,000.00 dated July 8, 2004, recorded July 16, 2004 at 9:45 a.m. as Document No. 325938.
- UNITED STATES ATTORNEY'S OFFICE FOR THE WESTERN DISTRICT OF WISCONSIN, Attn: Financial Litigation Unit, 222 West Washington Ave, Suite 700, Madison, WI 53703, by virtue of Notice of Lien For Fine And/Or Restitution in the Western District of Wisconsin, No. 07-CR-93-C-01, against Donald Staples, 379 Jackson Avenue, Phillips, WI 54555, dated December 27, 2007, recorded January 25, 2008 at 9:05 a.m., as Document No. 344192, in the total amount of \$3,842.37.
- GREGORY THIEME, 416 S Argyle Ave, Phillips, WI 54555, by virtue of a Land Contract executed by Gregory Thieme (Vendor) and Donald G. Staples (Purchaser) in the originally stated amount of \$20,000.00, dated December 22, 2015, recorded December 22, 2015 at 3:15 p.m., as Document No. 373459.
- NATIONAL CREDIT ADJUSTERS, LLC as successor in interest to Cash Net c/o Messerli & Kramer PA, 3033 Campus Drive, Suite 250, Plymouth, MN 55441, by virtue of a Judgment in Price County Case No. 15-SC-284 against Don Staples, 379 Jackson Ave, Phillips, WI 54555, dated April 19, 2016, docketed April 27, 2016, in the total amount (including costs) of \$796.61.
- FORSYTHE FINANCE, LLC, 225 S Executive Dr, Brookfield, WI 53005, by virtue of a Small Claims Judgment in Price County, No. 22-SC-135, against Don Staples, 515 Flambeau Ave, Phillips, WI 54555, dated January 24, 2023, docketed January 25, 2023 at 12:17 p.m., in the total amount (including costs) of \$721.44.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$602.67	\$84.37	\$42.19	\$729.23
2021	Real Estate	\$577.28	\$150.09	\$75.05	\$802.42
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$1,048.93	\$302.86	\$151.43	\$1,503.22
TOTAL DUE AS OF 03/31/2024					\$3,034.87

33. Robert A. Swedeen and Elizabeth A. Swedeen, Trustees, or their successors in interest, of the Swedeen Living Trust dated October 10, 2016, and any amendments thereto

(Tax ID: 1090; Legacy PIN: 004102505000; PIN: 50-004-4-40-01-16-4-01-000-20000)

a. Site Address.

W6148 State Highway 182, Park Falls, WI 54552

Mailing Address.

c/o Amber Mimbach, W6148 State Hwy 182, Park Falls, WI 54552

b. Legal Description.

The West 1/4 of that part of the East 20 acres of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), Section 16, Township 40 North, Range 1 East, Town of Eisenstein, Price County, Wisconsin, lying North of Highway 182.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- n/a

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$1,298.58	\$181.80	\$90.90	\$1,571.28
2021	Real Estate	\$1,510.16	\$392.64	\$196.32	\$2,099.12
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$1,664.72	\$536.96	\$268.48	<u>\$2,470.16</u>
TOTAL DUE AS OF 03/31/2024					\$6,140.56

34. Mark S. Tuma

(Tax ID: 23518; Legacy PIN: 271101408000; PIN: 50-271-2-40-01-23-5-15-024-16020)

a. Site Address.

459 Division St, Park Falls, WI 54552

Mailing Address.

c/o Fay Servicing LLC, PO Box 809441, Chicago, IL 60680

b. Legal Description.

The East One-half (E½) of Lots Two (2) and Three (3) of Block Sixteen (16) of Park Falls Lumber Company's Plat of the Village, now City, of Park Falls, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- CITY OF PARK FALLS, PO Box 146, Park Falls, WI 54552, by virtue of a lien for special charges, whether included within the Delinquent Real Estate Taxes for Tax Certificate Years listed below under subsection d. or otherwise.
- PRIME FINANCIAL CREDIT UNION, 1923 W. Oklahoma Ave, Milwaukee, WI 53215, successor-in-interest to Milwaukee Metropolitan Credit Union, by virtue of a Corporate Assignment of Real Estate Mortgage to MILWAUKEE METROPOLITAN CREDIT UNION, dated November 14, 2003, recorded November 26, 2003 as Document No. 322439, which assigned to Milwaukee Metropolitan Credit Union the original Mortgage executed by Mark S. Tuma, Unmarried, to CSMC Inc. dba Central States Mortgage in the originally stated amount of \$25,000.00, dated November 14, 2003, recorded November 26, 2003 as Document No. 322438.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate (Including Special Charges)	\$1,352.35	\$189.33	\$94.66	\$1,636.34
2021	Real Estate	\$782.41	\$203.43	\$101.71	\$1,087.55
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$1,021.46	\$292.43	\$146.21	<u>\$1,460.10</u>
TOTAL DUE AS OF 03/31/2024					\$4,183.99

35. Kim M. Vasek

(Tax ID: 25036; Legacy PIN: 272102001000; PIN: 50-272-4-37-01-18-5-15-002-16160)

a. Site Address.

145 S Argyle Ave, Phillips, WI 54555

Mailing Address.

145 S Argyle Ave, Phillips, WI 54555

b. Legal Description.

Lot Sixteen (16) of Block Sixteen (16) of Original Plat of City of Phillips AND the South Five (5) feet of Lot Seventeen (17), Block Sixteen (16) of Original Plat of City of Phillips,

EXCEPT parcel described as follows: Commencing at a point at alley, between Lots 16 and 17 of said Block 16; thence North along alley (along East line of Lot 17) a distance of 5 feet, this being the place of beginning; thence West, parallel with South line of Lot 17, a distance of 20 feet; thence South, parallel with East line of said Lot 17, a distance of 3 feet; thence East, parallel with South line of said Lot 17, a distance of 20 feet to alley, thence North along alley, 3 feet to Place of Beginning.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- ASPIRUS CLINICS INC, 3000 Westhill Dr, Suite 303, Wausau, WI 54401, by virtue of a Small Claims Judgment in Price County, No. 14-SC-187, against Kim M. Vasek, and Charles Vasek, 145 S. Argyle Ave, Phillips, WI 54555, dated September 2, 2014, docketed September 22, 2014, in the total amount (including costs) of \$1,030.96.
- ASPIRUS MEDFORD HOSPITAL & CLINICS, 135 S Gibson St, Medford, WI 54451, by virtue of a Small Claims Judgment in Price County, No. 16-SC-133, against Kim Vasek and Charles J. Vasek, 145 S Argyle Ave, Phillips, WI 54555, dated June 21, 2016, docketed July 7, 2016, in the total amount (including costs) of \$1,688.55.
- FLAMBEAU HOSPITAL, P.O. Box 310, Park Falls, WI 54552, by virtue of a Small Claims Judgment in Price County, No. 19-SC-47, against Kim Vasek and Charles Vasek, 145 S Argyle Ave, Phillips, WI 54555, dated February 19, 2019, recorded April 3, 2019, in the total amount (including costs) of \$3,058.70.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$1,244.43	\$174.22	\$87.11	\$1,505.76
2021	Real Estate	\$1,174.53	\$305.38	\$152.69	\$1,632.60
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$262.72	\$99.83	\$49.92	\$412.47
TOTAL DUE AS OF 03/31/2024					\$3,550.83

36. Robert M. Way and Bridgett C. Way

(Tax ID: 25242; Legacy PIN: 272104009000; PIN: 50-272-4-37-01-18-5-15-002-28130)

a. Site Address.

Vacant land on N Eyder Ave, Phillips, WI 54555

Mailing Address.

248 Windsor St, Elkhorn, WI 53121

b. Legal Description.

Lot 13, Block 28, City of Phillips, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- FORWARD BANK, P.O. Box 250, Park Falls, WI 54552, by virtue of:
 - A Mortgage executed by Robert M. Way and Bridgett C. Way, husband and wife, as survivorship marital property, in the originally stated amount of \$47,242.31, dated January 25, 2021, recorded February 8, 2021 as Document No. 391881.
 - Assignment of Rents executed by Robert M. Way and Bridgett C. Way, husband and wife, as survivorship marital property, dated January 25, 2021, recorded February 8, 2021 as Document No. 391882.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$185.06	\$25.91	\$12.95	\$223.92
2021	Real Estate	\$177.34	\$46.11	\$23.05	\$246.50
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$435.52	\$69.77	\$34.88	\$540.17
TOTAL DUE AS OF 03/31/2024					\$1,010.59

37. Robert M. Way and Bridgett C. Way

(Tax ID: 25243; Legacy PIN: 272104010000; PIN: 50-272-4-37-01-18-5-15-002-28140)

a. Site Address.

135 N Eyder Ave, 137 N Eyder Ave, Phillips, WI 54555

Mailing Address.

248 Windsor St, Elkhorn, WI 53121

b. Legal Description.

Lot 14, Block 28, City of Phillips, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- CITY OF PHILLIPS, 174 S Eyder Ave, Phillips, WI 54555, by virtue a lien for delinquent utilities, special assessments and/or special charges, whether included within the Delinquent Real Estate Taxes for Tax Certificate Years listed below under subsection d. or otherwise.
- FORWARD BANK, P.O. Box 250, Park Falls, WI 54552, by virtue of:
 - A Mortgage executed by Robert M. Way and Bridgett C. Way, husband and wife, as survivorship marital property, in the originally stated amount of \$47,242.31, dated January 25, 2021, recorded February 8, 2021 as Document No. 391881.
 - Assignment of Rents executed by Robert M. Way and Bridgett C. Way, husband and wife, as survivorship marital property, dated January 25, 2021, recorded February 8, 2021 as Document No. 391882.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate (Including Delinquent Utilities)	\$2,791.38	\$390.79	\$195.40	\$3,377.57
2021	Real Estate (Including Delinquent Utilities)	\$2,675.31	\$695.58	\$347.79	\$3,718.68
2020	Real Estate (Including Delinquent Utilities, Special Charges, Publication, Title Search and Legal Fees)	\$2,990.41	\$1,040.63	\$520.31	\$4,551.35
TOTAL DUE AS OF 03/31/2024					\$11,647.60

38. Wayne D. Wehrwein

(Tax ID: 24698; Legacy PIN: 271113207000; PIN: 50-271-2-40-01-25-5-15-094-27000)

a. Site Address.

1233 Whitmer Ave, Park Falls, WI 54552

Mailing Address.

2328 N Sumac Dr, Janesville, WI 53545

b. Legal Description.

Lot Twenty-seven (27) of Southside Assessor's Plat No. 1, City of Park Falls, Price County, Wisconsin.

c. Mortgagees, Lienholders and Non-fee Interest Holders.

- THOMAS A. SCHUELKE, SR. and MARIA S. SCHUELKE, husband and wife, 77082 Bear Lake Rd, Butternut, WI 54514, by virtue of a mortgage executed by Wayne D. Wehrwein, an adult man in his own right, in the originally stated amount of \$15,000.00, dated May 12, 2017, recorded May 12, 2017 as Document No. 378019.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate	\$2,462.57	\$344.76	\$172.38	\$2,979.71
2021	Real Estate	\$2,347.33	\$610.31	\$305.15	\$3,262.79
2020	Real Estate (Including Publication, Title Search and Legal Fees)	\$463.12	\$80.26	\$40.13	\$583.51
TOTAL DUE AS OF 03/31/2024					\$6,826.01

39. Christian D. Zink and Severina Zink

(Tax ID: 24323; Legacy PIN: 271109705000; PIN: 50-271-2-40-01-13-5-15-114-05000)

a. Site Address.

244 Cedar St, Park Falls, WI 54552

Mailing Address.

Christian D. Zink: 6328 Francis Ave SE, Auburn, WA 98092

Severina Zink: 815 S 9th St, Unit 402, Tacoma, WA 98405b. Legal Description.

Lot Five (5), Hines Park Assessor's Plat No. 4, City of Park Falls, Price County, Wisconsin.

c. Mortgages, Lienholders and Non-fee Interest Holders.

- CITY OF PARK FALLS, PO Box 146, Park Falls, WI 54552, by virtue of a lien for special charges, and delinquent utilities whether included within the Delinquent Real Estate Taxes for Tax Certificate Years listed below under subsection d. or otherwise.
- ALCO CAPITAL GROUP, LLC, 225 S Executive Dr, Brookfield, WI 53005, by virtue of a Small Claims Judgment in Price County, No. 15-SC-116, against Paul Nieman, 244 Cedar St, Park Falls, WI 54552, dated June 30, 2015, docketed July 27, 2015 at 10:15 a.m., in the total amount (including costs) of \$4,685.79.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/24
2022	Real Estate (Including Special Charges and Delinquent Utilities)	\$1,801.91	\$252.27	\$126.13	\$2,180.31
2021	Real Estate (Including Special Charges and Delinquent Utilities)	\$1,567.57	\$407.57	\$203.78	\$2,178.92
2020	Real Estate (Including Special Charges, Delinquent Utilities, Publication, Title Search and Legal Fees)	\$1,814.64	\$593.83	\$296.92	\$2,705.39
TOTAL DUE AS OF 03/31/2024					\$7,064.62