

FILED
02-28-2025
Clerk of Circuit Court
Price County, WI
2025CV000019

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 2025,
#1

**AMENDED VERIFIED PETITION
AND LIST OF TAX LIENS OF
PRICE COUNTY BEING
FORECLOSED BY
PROCEEDING IN REM 2025, #1**

Case No.: 25-CV-19

TO THE CIRCUIT COURT FOR PRICE COUNTY, WISCONSIN:

The petitioner, Price County, a political subdivision of the State of Wisconsin, by Renee Leinfelder, 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 2021 (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 2021 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 2021 through 2023 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 2021 through 2023, 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.

**EXHIBIT A: LIST OF TAX LIENS OF PRICE COUNTY
BEING FORECLOSED BY PROCEEDING IN REM 2025, #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, 2025.

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.
 - 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 03/31/25
2023	Real Estate (Including Special Charges and Delinquent Utilities)	\$1,910.13	\$267.42	\$133.71	\$2,311.26

2022	Real Estate (Including Delinquent Utilities)	\$1,687.77	\$438.82	\$219.41	\$2,346.00
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$1,477.50	\$449.95	\$224.97	\$2,152.42
TOTAL DUE AS OF 03/31/2025					\$6,809.68

2. James P. Becker and Debra J. Becker

(Tax ID: 27754; Legacy PIN: 026102310001; PIN: 50-026-2-40-01-07-2 02-000-10010)

a. Site Address.

W9617 Meier Rd, Butternut, WI 54514

Mailing Address.

448 4th Ave, Stevens Point, WI 54481

b. Legal Description.

That part of the Northwest Quarter of the Northwest Quarter of Section 7, Township 40 North, Range 1 West, Town of Lake, Price County, Wisconsin, described as follows: Beginning at the northeast corner of the said NW $\frac{1}{4}$ NW $\frac{1}{4}$; thence south along the east line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, 375 feet; thence West 975 feet; thence north 375 feet, more or less, to the north line of said Section; thence east 975 feet, more or less, on the north line of said section to the point of beginning.

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

- DEPARTMENT OF REVENUE, P.O. Box 8901, Madison, WI 53708, by virtue of a Tax Warrant No. 24-TW-04, ID 50-12275637, against James P. Becker, W9617 Meier Rd, Butternut, WI 54514, dated August 9, 2021, docketed January 19, 2024 at 7:51 p.m., in the total amount (including costs) of \$4,446.78.
- LANCE GOETHLICH, SANDRA J. GOETHLICH and COLE GOETHLICH, W9781 Meier Rd, Butternut, WI 54514, by virtue of a First Right of Refusal dated March 28, 2019 and recorded March 29, 2019 at 8:05 a.m. as Document No. 384238.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$234.64	\$32.85	\$16.42	\$283.91
2022	Real Estate	\$705.01	\$183.30	\$91.65	\$979.96
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$963.32	\$251.27	\$125.63	\$1,340.22
TOTAL DUE AS OF 03/31/2025					\$2,604.09

3. 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 (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), 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 03/31/25
2023	Real Estate	\$143.88	\$20.14	\$10.07	\$174.09
2022	Real Estate	\$135.86	\$35.32	\$17.66	\$188.84
2021	Real Estate (Including Publication, Title Search and Legal Fees)	\$429.87	\$48.56	\$24.28	\$502.71
TOTAL DUE AS OF 03/31/2025					\$865.64

4. **Anthony L. De La Rosa and Margarita De La Rosa**

(Tax ID: 11718; Legacy PIN: 020107805000; PIN: 50-020-4-34-02-25-5-15-162-11000)

a. Site Address.

W2576 Hultman Lake Rd, Ogema, WI 54459

Mailing Address.

3538 E Allerton, Cudahy, WI 53110

b. Legal Description.

Lot 11, Lamer-Magnuson Hultman Lake Plat, a Subdivision according to the recorded Plat thereof, Town of Hill, County of Price, State of 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 03/31/25
2023	Real Estate	\$1,576.32	\$220.68	\$110.34	\$1,907.34
2022	Real Estate	\$1,403.87	\$365.01	\$182.50	\$1,951.38
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$1,560.74	\$481.58	\$240.79	\$2,283.11
TOTAL DUE AS OF 03/31/2025					\$6,141.83

5. **Michael M. Frey**

(Tax ID: 12389; Legacy PIN: 022107203000; PIN: 50-022-2-35-02-25-4 01-000-20000)

a. Site Address.

N3081 Kolpac Rd, Kennan, WI 54537

Mailing Address.

1395 158th Ave NE, Buxton, ND 58218

b. Legal Description.

The Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 2 West, Town of Kennan, Price County, Wisconsin, EXCEPT the East two rods thereof.

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

- TSB FINANCIAL, a division of Empeople Credit Union, as successor in interest to TSB BANK, PO Box 1111, Lomira, WI 53048, by virtue of a Mortgage executed by Michael M. Frey and Marvin E. Frey, to TSB Bank, in the originally stated amount of \$24,648.69 dated September 21, 2006, recorded October 9, 2006 at 10:25 a.m. as Document. No. 338170.
- MARVIN E. FREY (believed to be deceased), 504 Bridge St, Mayville, WI 53050, by virtue of his interest in a Mortgage executed by Michael M. Frey and Marvin E. Frey, to TSB Bank, in the originally stated amount of \$24,648.69 dated September 21, 2006, recorded October 9, 2006 at 10:25 a.m. as Document. No. 338170.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$1,119.55	\$156.74	\$78.37	\$1,354.66
2022	Real Estate	\$1,012.03	\$263.13	\$131.56	\$1,406.72

2021 Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$321.14	\$7.24	\$3.62	\$332.00
TOTAL DUE AS OF 03/31/2025				\$3,093.38

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 (SW $\frac{1}{4}$ -SW $\frac{1}{4}$), 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 (SW $\frac{1}{4}$ -SW $\frac{1}{4}$), 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.
 - her interest in 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.
- 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 03/31/25
2023	Real Estate	\$1,304.88	\$182.68	\$91.34	\$1,578.90
2022	Real Estate	\$1,202.48	\$312.64	\$156.32	\$1,671.44
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$1,478.05	\$446.86	\$223.43	\$2,148.34
TOTAL DUE AS OF 03/31/2025					\$5,398.68

7. **Frank D. Gomez and Shirley J. Gomez**

(Tax ID: 4656; Legacy PIN: 008107107000; PIN: 50-008-4-36-02-02-1-02-000-0200)

a. Site Address

N7300 W Dover Rd, Phillips, WI 54555

Mailing Address

860 Atwood Ave, Park Falls, WI 54552

b. Legal Description

A parcel of land located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Two (2), Township Thirty-six (36) North, Range Two (2) East, Town of Emery, Price County, Wisconsin, described as follows:

Commencing at the Northwest corner of the NWNE, thence South 264 feet to the place of beginning, thence South 264 feet to a point, thence East 1320 feet more or less to a point on the east line of said NWNE, thence North on said east line 264 feet to a point; thence West 1320 feet more or less to place of beginning.

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

- NANCY E. STEFANIAK, S63 W17044 College Ave, Muskego, WI 53150, by virtue of a Land Contract executed by Nancy E. Stefaniak and Allen W. Nerby (Vendor) and Frank D. Gomez and Shirley J. Gomez (Purchaser), in the originally stated amount of \$32,600.00, dated November 5, 2008, recorded November 17, 2008 at 10:40 a.m., as Document No. 347536. Vendor Allen W. Nerby's vendor's interest in Land Contract was subsequently terminated by virtue of a Termination of Decedent's Property Interest dated June 22, 2010 and recorded July 19, 2010 at 9:45 a.m., as Document No. 354051.
- PORTFOLIO RECOVERY ASSOCIATES, LLC, PO Box 12914, Norfolk, VA 23541, by virtue of a Judgment in Price County, No. 24-SC-38, against Shirley Gomez, N7312 W Dover Rd, Phillips, WI 54555, dated April 9, 2024, docketed June 12, 2024 at 8:10 a.m., in the total amount (including costs) of \$2,167.95.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$332.26	\$46.52	\$23.26	\$402.04
2022	Real Estate	\$307.72	\$80.01	\$40.00	\$427.73
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$432.46	\$49.54	\$24.77	\$506.77
TOTAL DUE AS OF 03/31/2025					\$1,336.54

8. **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 03/31/25
2023	Real Estate	\$383.89	\$53.74	\$26.87	\$464.50
2022	Real Estate	\$368.62	\$95.84	\$47.92	\$512.38
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$632.12	\$125.41	\$62.71	\$820.24
TOTAL DUE AS OF 03/31/2025					\$1,797.12

9. **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 03/31/25
2023	Real Estate	\$700.05	\$98.01	\$49.00	\$847.06
2022	Real Estate	\$675.45	\$175.62	\$87.81	\$938.88
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$913.75	\$232.43	\$116.22	\$1,262.40
TOTAL DUE AS OF 03/31/2025					\$3,048.34

10. Timothy Hansen

(Tax ID: 23047; Legacy PIN: 171101201000; PIN: 50-171-4-35-02-06-5-15-010-01090)

a. Site Address

637 Park St, Prentice, WI 54556

Mailing Address

PO Box 274, Rock River, WY 82083

b. Legal Description

Lot 9, Block 1, of the Original Plat of the Village of Prentice, a Subdivision according to the recorded Plat thereof, Village of Prentice, County of Price, State of 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 03/31/25
2023	Real Estate	\$1,428.71	\$200.02	\$100.01	\$1,728.74
2022	Real Estate	\$1,317.97	\$342.67	\$171.34	\$1,831.98
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$1,591.45	\$489.96	\$244.98	\$2,326.39
TOTAL DUE AS OF 03/31/2025					\$5,887.11

11. 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 53108b. 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 03/31/25
2023	Real Estate	\$587.90	\$82.31	\$41.15	\$711.36
2021	Real Estate (Including Publication Fee, Title Search Legal Fees)	\$608.14	\$186.09	\$93.04	\$887.27
TOTAL DUE AS OF 03/31/2025					\$1,598.63

12. Beverly Ann Lemke

(Tax ID: 902; Legacy PIN: 004100704010; PIN: 50-004-4-40-01-07-5-05-008-40000)

a. Site Address

N16336 Erickson Rd, Park Falls, WI 54552

Mailing Address

N16336 Erickson Rd, Park Falls, WI 54552

b. Legal Description

The South 400 feet of Government Lot 8 of Section 7, Township 40 North, Range 1 East, Town of Eisenstein, Price County, Wisconsin, lying east of the centerline of Erickson Road; EXCEPT highway.

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

- LNVN FUNDING LLC, c/o Messerli & Kramer, P.A., 3033 Campus Drive, Suite 250, Plymouth, MN 55441, by virtue of a Judgment in Price County, No. 17-SC-256, against Beverly Lemke, N16336 Erickson Rd, Park Falls, WI 54552, dated November 28, 2017, docketed December 14, 2017 at 1:11 p.m., in the total amount (including costs) of \$850.84.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$434.41	\$60.82	\$30.41	\$525.64
2022	Real Estate	\$437.10	\$113.65	\$56.82	\$607.57
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$412.70	\$42.03	\$21.02	\$475.75
TOTAL DUE AS OF 03/31/2025					\$1,608.96

13. 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 life estate retained via 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. (Diane R. Lemke's life estate interest has been terminated).
- INTERNAL REVENUE SERVICE, Advisory Consolidated Receipts, 7940 Kentucky Drive, Stop 2850F, Florence, KY 41042, 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.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$1,062.33	\$148.73	\$74.36	\$1,285.42
2022	Real Estate	\$1,052.18	\$273.57	\$136.78	\$1,462.53
2021	Real Estate (Including Publication, Title Search and Legal Fees)	\$903.02	\$231.64	\$115.82	\$1,250.48

TOTAL DUE AS OF 03/31/2025**\$3,998.43****14. 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 life estate retained via 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. (Diane R. Lemke's life estate interest has been terminated).
- INTERNAL REVENUE SERVICE, Advisory Consolidated Receipts, 7940 Kentucky Drive, Stop 2850F, Florence, KY 41042, 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.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$588.77	\$82.43	\$41.21	\$712.41
2022	Real Estate	\$578.39	\$150.38	\$75.19	\$803.96
2021	Real Estate (Including Publication, Title Search and Legal Fees)	\$897.45	\$226.24	\$113.12	\$1,236.81
TOTAL DUE AS OF 03/31/2025					\$2,753.18

15. Minocqua Land Investments, LLC

(Tax ID: 26323; Legacy PIN: 010109702070; PIN: 50-010-4-39-03-01-5-15-184-70000)

a. Site Address

Pine Forest Rd (vacant land), Park Falls, WI 54552

Mailing Address

c/o William Gardner, 1051 Olsen St, Unit 3411, Henderson, NV 89011

b. Legal Description

Outlot 1 in Pike Lake Estates, a Subdivision according to the recorded Plat thereof, Town of Fifield, County of Price, State of Wisconsin.

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

- BMO BANK, 111 W Monroe St, Chicago, IL 60603 f/k/a BMO Harris Bank, N.A., as successor in interest to Harris, N.A., as successor by merger to Community Bank Group f/k/a Lincoln State Bank, by virtue of a Real Estate Mortgage executed by Rynders Realty, Inc., to Lincoln State Bank, in the originally stated amount of \$535,000.00 dated November 4, 2003, recorded November 12, 2003 at 1:30 p.m. as

Document. No. 322178. Said Real Estate Mortgage was then subject to a First Amendment to Real Estate Mortgage dated July 19, 2010, recorded August 26, 2010 at 9:45 a.m. as Document No. 354415.

- INCREDIBLE BANK, 8590 Highway 51 North, Minocqua, WI 54548 as successor in interest to River Valley State Bank a/k/a River Valley Bank, by virtue of a Real Estate Mortgage executed by Rynders Realty, Inc. to River Valley State Bank, in the originally stated amount of \$500,000.00 dated April 27, 2006, recorded May 5, 2006 at 3:20 p.m. as Document No. 336033.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$5.69	\$0.80	\$0.40	\$6.89
2022	Real Estate	\$5.72	\$1.49	\$0.74	\$7.95
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$309.88	\$2.96	\$1.48	\$314.32
TOTAL DUE AS OF 03/31/2025					\$329.16

16. 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 (NE $\frac{1}{4}$ -SE $\frac{1}{4}$), 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 regarding well and sewer line rights.
- 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 regarding well and sewer line rights.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate (Including Delinquent Utilities)	\$509.18	\$71.29	\$35.64	\$616.11
2021	Real Estate (Including Delinquent Utilities, Publication, Title Search and Legal Fees)	\$794.55	\$187.13	\$93.57	\$1,075.25
TOTAL DUE AS OF 03/31/2025					\$1,691.36

17. **Chue Thao**

(Tax ID: 7454; Legacy PIN: 012104107000; PIN: 50-012-2-38-01-25-1-01-000-10000)

a. Site Address

Vacant Land on State Highway 13, Phillips, WI 54555

Mailing Address

1352 Winchell St, St. Paul, MN 55106

b. Legal Description

The Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section Twenty-five (25), Township Thirty-eight (38) North, Range One (1) West, Town of Flambeau, Price County, Wisconsin.

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

- SHEBOYGAN COUNTY CHILD SUPPORT AGENCY, 615 N. 6th Street, Sheboygan, WI 53081, by virtue of a Child Support Lien, Docket 750155, against Chue Thao, filed March 5, 2023 in the amount of \$169,883.18.

d. Delinquent Real Estate Taxes for Tax Certificate Years.

YEAR	TYPE OF TAX	TAXES, CHARGES OR ASSESSMENTS	INTEREST	PENALTY	TOTAL DUE AS OF 03/31/25
2023	Real Estate	\$300.66	\$42.09	\$21.05	\$363.80
2022	Real Estate	\$303.64	\$78.95	\$39.47	\$422.06
2021	Real Estate (Including Publication Fee, Title Search and Legal Fees)	\$597.97	\$112.43	\$56.22	\$766.62
TOTAL DUE AS OF 03/31/2025					\$1,552.48