

In the Matter of the Foreclosure of
Tax Liens Under Section 75.521
Wisconsin Statutes By Kenosha County,
List of Tax Liens for 2023, Number 2

PETITION TO FORECLOSE
TAX LIENS

Hon. David Wilk
Case No. 23 CV 1051

Teri Jacobson, Kenosha County Treasurer, on behalf of Kenosha County and pursuant to sec. 75.521(3)(a)4, Wis. Stats., hereby petitions and shows the Court as follows:

1. That a tax certificate including each of the described parcels of land on the list attached hereto has been issued to Kenosha County in accordance with Section 74.57, Wis. Stats., and two (2) or more years have elapsed since the issuance of the tax certificate.
2. Kenosha County is the owner and holder of tax liens for the years indicated in the attached list as evidenced by the tax certificate.
3. Kenosha County has, by ordinance adopted by the County Board of Supervisors of Kenosha County on February 7, 2017, elected to proceed under Section 75.521, Wis. Stats., for the purpose of enforcing tax liens in Kenosha County.
4. That the attached list of parcels of property affected by unpaid tax liens was made pursuant to the provisions of Section 75.521, Wis. Stats.

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

DATED: October 13, 2023.


Teri Jacobson
Kenosha County Treasurer

John F. Moyer
Kenosha County Sr. Assistant Corporation Counsel
State Bar No. 1003566

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

In the Matter of the Foreclosure of
Tax Liens Under Section 75.521
Wisconsin Statutes By Kenosha County,
List of Tax Liens for 2023, Number 2

AFFIDAVIT OF TERI JACOBSON


Case No. 23 CV 1051

STATE OF WISCONSIN)
)
COUNTY OF KENOSHA)

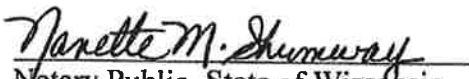
TERI JACOBSON, being first duly sworn, on oath, deposes and says that:

1. She is the County Treasurer for Kenosha County, Wisconsin.
2. The foregoing list of tax liens and the statements and data contained therein are true and correct according to the records of the office of your affiant, except such data relating to mortgagees and judgments which is not contained in the records of the office of your affiant; however your affiant, upon information and belief, believes such data to be true and correct according to the records of the Register of Deeds and Clerk of Courts of Kenosha County.
3. The Notice of Commencement of Proceeding In Rem to Foreclose Tax Liens by Kenosha County, Petition to Foreclose Tax Liens, List of Tax Liens of Kenosha County Being Foreclosed by Proceeding In Rem have been filed this day in the office of the Clerk of Circuit Court of Kenosha County.
4. The Notice of Commencement of Proceeding In Rem to Foreclose Tax Liens by Kenosha County, Petition to Foreclose Tax Liens, List of Tax Liens of Kenosha County Being Foreclosed by Proceeding In Rem have been posted this day in the office of the County Treasurer of Kenosha County.

Dated this 13th day of October, 2023.


Teri Jacobson
County Treasurer of Kenosha County

Subscribed and sworn to before me
this 13th day of Oct, 2023.


Nanette M. Shumway
Notary Public, State of Wisconsin.

My Commission is ~~permanent~~ temporary
and expires 5/25/27



FILED

10-13-2023

Clerk of Circuit Court

Kenosha County

2023CV001051

Honorable David Wilk

Branch 5

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

In the Matter of the Foreclosure of
Tax Liens Under Section 75.521
Wisconsin Statutes By Kenosha County,
List of Tax Liens for 2023, Number 2

NOTICE OF COMMENCEMENT OF
PROCEEDING IN REM TO FORECLOSE
TAX LIENS BY KENOSHA COUNTY

Hon. David Wilk
Case No. 23 CV 1051

Attached hereto and incorporated herein by reference is the list of tax liens and the
Petition to Foreclose Tax Liens as filed in the office of the Clerk of Circuit Court.

TAKE NOTICE that all persons having or claiming to have any right, title or interest in or lien upon the real property described in the List of Tax Liens, No. 2, on file in the office of the Clerk of Circuit Court of Kenosha County, dated the 13th day of October, 2023, attached hereto, are hereby notified that the filing of such list of tax liens in the office of the Clerk of Circuit Court of Kenosha County constitutes the commencement by said Kenosha County of a special proceeding in the Circuit Court for Kenosha County to foreclose the tax liens therein described by foreclosure proceedings in rem and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the office of the Clerk of Circuit Court on the 13th day of October, 2023. Such proceeding is brought against the real property herein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title or interest in or lien upon the real property described in said list of tax liens are hereby notified that a certified copy of such list of tax liens has been posted in the office of the County Treasurer of Kenosha County and will remain posted for public inspection up to and including the 10th day of January, 2024, which date is hereby fixed as the last day for redemption.

TAKE FURTHER NOTICE that any person having or claiming to have any right, title or interest in or lien upon such parcel may, on or before said 10th day of January, 2024, redeem such delinquent tax liens by paying to the County Treasurer of Kenosha County the amount of all such unpaid tax liens and in addition thereto, all interest and penalties which have accrued on said unpaid tax liens computed to and including the date of redemption, plus the reasonable costs that the County incurred to initiate the proceedings plus the person's share of the reasonable costs of publication under sub. (6).

TAKE FURTHER NOTICE THAT

(a) Every person having any right, title, or interest in or lien upon any parcel described in such list of tax liens, may serve a duly verified answer to this Petition upon the County Treasurer for Kenosha County setting forth in detail the nature and amount of that person's interest and objecting to the proposed foreclosure upon one or more of the following grounds only:

1. That the lands in which such person is interested, described in such list of tax liens, were not liable to taxation, special assessment, special charge, or special tax at the time the tax, special assessment, special charge, or special tax for the nonpayment of which the tax lien arises, was levied.

2. That the tax, special assessment, special charge, or special tax for the nonpayment of which said tax lien arises, was in fact paid before the last day of the redemption period provided by law.

3. That the tax lien is barred by the statute of limitations.

(b) No other defense to the petition of Kenosha County set forth in such tax list, shall be set up. Such answer must be filed in the office of the Clerk of Circuit Court for Kenosha County and served upon the County Treasurer of Kenosha County within 30 days after the 10th day of January, 2024, the last date for redemption.

DATED this 13th day of October, 2023.

KENOSHA COUNTY

By: 
Teri Jacobson
Kenosha County Treasurer

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

In the Matter of the Foreclosure of
Tax Liens Under Section 75.521
Wisconsin Statutes By Kenosha County,
List of Tax Liens for 2023, Number 2

LIST OF TAX LIENS OF KENOSHA COUNTY
BEING FORECLOSED BY PROCEEDING
IN REM

Case No. 23 CV

The following attachment is a description of each parcel being foreclosed upon, the name or names of the last owner or owners and mortgagee or mortgagees of such parcel as the ownership or mortgage interest appears of record in the office of the Register of Deeds of Kenosha County, together with a statement of the amount of the principal sum of each tax lien on each parcel in the hands of the County Treasurer of Kenosha County and the date from which and the rate at which interest on said principal sum shall be computed. Also, the names of all municipalities, other than Kenosha County, having any right, title or interest in said parcel or in said liens or in the proceeds thereof are noted.

PETITION NO. 1

TAX PARCEL NUMBER 01-122-01-406-021

DESCRIPTION: Part of the Southeast Quarter of Section 1, Township 1 North, Range 22 East of the Fourth Principal Meridian, more particularly described as: Commencing at a point in the West line of 22nd Avenue, where it intersects the South line of 69th Street; thence West on and along the South line of 69th Street, 264.00 feet; thence South, parallel with the West line of 22nd Avenue, 88.50 feet; thence East, parallel with the South line of 69th Street, 264.00 feet to the West line of 22nd Avenue; thence North on and along the West line of 22nd Avenue, 88.50 feet to the place of beginning, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin

LAST OWNER OF RECORD:

Gabriel L Ferrara
6906 22nd Avenue
Kenosha WI 53143-5301

OTHER INTERESTED PARTY:

OCCUPANT
6906 22nd Avenue
Kenosha WI 53143

MORTGAGE:

None

LEINS:

GAK LLC
PO BOX 8
TREVOR WI 53179

CERTIFICATE NO.	YR. OF TAX	YR. OF SALE	PRINCIPAL SUM TAX LIEN
1024	2019*	2020	4074.69
1024s	2019*	2020	1040.69
893	2020*	2021	4236.95
893s	2020*	2021	1043.99
851	2021	2022	4103.72
851s	2021	2022	1082.92
798	2022	2023	3993.84
798s	2022	2023	468.42

*must be paid to avoid a tax deed taking plus interest and penalty, which has, and continues to accrue at 1.5% per month. A minimum of \$65 per parcel charge for filing, title search, publication and foreclosure.

PETITION NO. 2

TAX PARCEL NUMBER 08-222-35-153-002

DESCRIPTION:

Part of the Northeast Quarter of Section 35, Town 2 North, Range 22 East of the Fourth Principal Meridian. The South 125 feet of the following: Commencing at the Southwest corner of said quarter section; thence North 89°51'07" East, along the South line of said quarter section, 25.01 feet; thence North 01°58'45" West, parallel with the West line of said quarter, 50.03 feet to the place of beginning of this description; thence North 89°51'07" East parallel with the South line of said quarter section and along the North right-of-way line of 52nd Street, 129.49 feet; thence North 01°58'45" West, parallel with the West line of said quarter section, 178.97 feet; thence North 89°51'07" East, parallel with the said South line, 151.50 feet; thence North 01°58'45" West, parallel with said West line, 120.00 feet; thence South 89°51'07" West, parallel with said South line, 280.99 feet to the East line of 47th Avenue; thence South 01°58'45" East, parallel with said West line and along the East line of 47th Avenue, 298.97 feet to the place of beginning, said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. EXCEPTING THEREFROM land conveyed to the City of Kenosha for ROW in Warranty Deed recorded in the Kenosha County Register of Deeds office, June 14, 1991 in Volume 1446 of Records, Page 874 as Document No. 868152.

LAST OWNER OF RECORD:

DESANTO PROPERTIES LLC
8119 54th AVE
Kenosha WI 53142

OTHER INTERESTED PARTY:

CITY OF KENOSHA
625 52ND ST
Kenosha WI 53140

MORTGAGE:

BMO HARRIS BANK
FKA M&I MARSHALL & ILSLEY BANK
1200 EAST WARRENVILLE RD FLOOR 2
NAPERVILLE IL 60563

LEINS:

CERTIFICATE NO.	YR. OF TAX	YR. OF SALE	PRINCIPAL SUM TAX LIEN
2411018	2012*	2013	7032.80
2410926	2013*	2014	7090.69
2410926s	2013*	2014	618.25
2410852	2014*	2015	6595.28
2410852s	2014*	2015	572.94
2410824	2015*	2016	6623.49
2410824s	2015*	2016	861.04
1896	2016*	2017	6430.89
1896s	2016*	2017	747.95
1434	2017*	2018	6563.44
1434s	2017*	2018	1088.9
1404	2018*	2019	6029.52
1404s	2018*	2019	2243.66
1506	2019*	2020	6136.41
1506s	2019*	2020	638.04
1366	2020*	2021	6351.29
1366s	2020*	2021	634.09
1244	2021	2022	6231.51
1244s	2021	2022	652.76
1179	2022	2023	6023.47
1179s	2022	2023	664.94

*must be paid to avoid a tax deed taking plus interest and penalty, which has, and continues to accrue at 1.5% per month. A minimum of \$65 per parcel charge for filing, title search, publication and foreclosure.

PETITION NO. 3

TAX PARCEL NUMBER 08-222-35-153-013

DESCRIPTION:

Part of the Northeast Quarter of Section 35, Town 2 North, Range 22 East of the Fourth Principal Meridian, and more particularly described as: Beginning 229 feet North of the Southwest Corner of the Northeast Quarter of Section 35; thence North 120 feet; thence East 306 feet; thence South 120 feet; thence West 306 feet to the point of beginning. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. EXCEPTING THEREFROM land conveyed to the City of Kenosha for ROW in Warranty Deed recorded in the Kenosha County Register of Deeds office, June 14, 1991 in Volume 1446 of Records, Page 874 as Document No. 868152.

LAST OWNER OF RECORD:

DESANTO PROPERTIES LLC
8119 54th AVE
Kenosha WI 53142

OTHER INTERESTED PARTY:

CITY OF KENOSHA
625 52ND ST
Kenosha WI 53140

MORTGAGE:

BMO HARRIS BANK
FKA M&I MARSHALL & ILSLEY BANK
1200 EAST WARRENVILLE RD FLOOR 2
NAPERVILLE IL 60563

LEINS:

CERTIFICATE NO.	YR. OF TAX	YR. OF SALE	PRINCIPAL SUM TAX LIEN
2411019	2012*	2013	2877.46
2410927	2013*	2014	2901.4
2410927s	2013*	2014	342.35
2410853	2014*	2015	2762.36
2410853s	2014*	2015	347.01
2410825	2015*	2016	2773.11
2410825s	2015*	2016	347.01
1897	2016*	2017	2672.1
1897s	2016*	2017	522.25

1435	2017*	2018	2727.19
14535s	2017*	2018	864.94
1405	2018*	2019	1931.86
1505s	2018*	2019	1956.79
1507	2019*	2020	1964.23
1507s	2019*	2020	399.95
1367	2020*	2021	2033.09
1367s	2020*	2021	401.92
1245	2021	2022	1993.52
1245s	2021	2022	412.93
1180	2022	2023	1925.89
1180s	2022	2023	416.39

*must be paid to avoid a tax deed taking plus interest and penalty, which has, and continues to accrue at 1.5% per month. A minimum of \$65 per parcel charge for filing, title search, publication, and foreclosure.

PETITION NO. 4

TAX PARCEL NUMBER 08-222-35-153-015

DESCRIPTION:

Part of the Northeast Quarter of Section 35, Town 2 North, Range 22 East of the Fourth Principal Meridian, and more particularly described as: Beginning 229 feet North of the Southwest Corner of the Northeast Quarter of Section 35; thence East 154.5 feet; thence South 54 feet; thence West 154.5 feet; thence North 54 feet to Point of Beginning. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. EXCEPTING THEREFROM land conveyed to the City of Kenosha for ROW in Warranty Deed recorded in the Kenosha County Register of Deeds office, June 14, 1991 in Volume 1446 of Records, Page 874 as Document No. 868152.

LAST OWNER OF RECORD:

DESANTO PROPERTIES LLC
8119 54th AVE
Kenosha WI 53142

OTHER INTERESTED PARTY:

CITY OF KENOSHA
625 52ND ST
Kenosha WI 53140

MORTGAGE:

BMO HARRIS BANK
FKA M&I MARSHALL & ILSLEY BANK
1200 EAST WARRENVILLE RD FLOOR 2
NAPERVILLE IL 60563

LEINS:

CERTIFICATE NO.	YR. OF TAX	YR. OF SALE	PRINCIPAL SUM TAX LIEN
2411020	2012*	2013	745.57
2410928	2013*	2014	751.78
2410928s	2013*	2014	160.6
2410855	2014*	2015	715.76
2410855s	2014*	2015	162.64
2410826	2015*	2016	718.55
2410826s	2015*	2016	162.64
1898	2016*	2017	692.37
1898s	2016*	2017	162.64
1437	2017*	2018	706.63
1437s	2017*	2018	171.56
1407	2018*	2019	634.72
1407s	2018*	2019	576.11
1508	2019*	2020	645.35
1508s	2019*	2020	186.04
1368	2020*	2021	667.98
1368s	2020*	2021	186.74
1246	2021	2022	654.97
1246s	2021	2022	191.74
1181	2022	2023	632.75
1181s	2022	2023	193.35

*must be paid to avoid a tax deed taking plus interest and penalty, which has, and continues to accrue at 1.5% per month. A minimum of \$65 per parcel charge for filing, title search, publication and foreclosure.

STATE OF WISCONSIN

CIRCUIT COURT

KENOSHA COUNTY

In the Matter of the Foreclosure of
Tax Liens Under Section 75.521
Wisconsin Statutes By Kenosha County,
List of Tax Liens for 2023, Number 2

NOTICE OF DEFAULT HEARING FOR
FORECLOSURE BY PROCEEDING
IN REM

Hon. David Wilk
Br. 5
Case No. 23 CV 1051

PLEASE TAKE NOTICE THAT on, February 15, 2024 at 1:30 PM or as soon as counsel can be heard, the Petitioner Kenosha County, by their counsel, the Kenosha County Corporation Counsel's Office, will hereby move the Honorable David Wilk for a default judgment for any unredeemed remaining parcels in the above-captioned matter pursuant to §75.521 Wis.Stat. Any interested party may appear that day and time in Room 205 of the Kenosha County Courthouse for this hearing.

Dated this 16th day of October, 2023.

KENOSHA COUNTY CORPORATION COUNSEL

By: 

John F. Moyer
Senior Assistant Corporation Counsel
State Bar ID No. 1003566

P.O. Address:
912 56th St. LL13
Kenosha, WI 53140
Telephone: (262) 925-8023
Facsimile: (262) 925-8028