

NOTICE OF SEALED BID SALE
Tax Delinquent Real Estate
Owned by Jefferson County

Pursuant to Section 75.521, Wisconsin Statutes, title to the property described below has been granted to Jefferson County for nonpayment of delinquent taxes due. The property will be sold in accordance with Section 75.69, Wis. Stats., and the regulations thereunder, at public sale under sealed bids. No abstract or title insurance will be furnished. Conveyance shall be by quit claim deed.

PLACE BIDS DUE: Jefferson County Treasurer's Office, Room 107, Jefferson County Courthouse, 311 South Center Avenue, Jefferson, WI 53549

DATE BIDS DUE: Wednesday, June 11, 2014, at 4:00 p.m.

DATE BIDS WILL BE OPENED: Thursday, June 12, 2014, at 9:00 a.m.

PLACE OF SALE: Jefferson County Courthouse, 311 South Center Avenue, Room 112, Jefferson, WI

No property may be sold for an amount less than the appraised value, unless the Finance Committee approves such a sale. BIDS BELOW THE APPRAISED VALUE MAY BE TENDERED. A BID FOR MULTIPLE LOTS AS A PACKAGE MAY BE SUBMITTED. JEFFERSON COUNTY RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS, OR ACCEPT THE BID MOST ADVANTAGEOUS TO IT.

Items below are units in the Jellystone Park Condominium Resort of Fort Atkinson Condominium, Town of Koshkonong, Jefferson County, Wisconsin, subject to the recorded Declaration of Condominium recorded in Vol. 628 of Records on Page 843 as Document No. 787800.

JEFFERSON COUNTY IS SELLING ONLY THE LISTED CONDOMINIUM UNITS. VARIOUS UNITS HAVE SHEDS, DECKS OR OTHER STRUCTURES LOCATED ON THEM. JEFFERSON COUNTY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OF THE SHEDS, DECKS OR OTHER STRUCTURES LOCATED ON ANY UNIT, WHICH MAY BE THE PERSONAL PROPERTY OF THE PREVIOUS OWNER OR WHICH MAY BE ABANDONED. BUYER IS NOTIFIED THAT TITLE TO ANY SHED, DECK OR OTHER STRUCTURE IS NOT TRANSFERRED AS PART OF THIS SALE, AND SHOULD CONSIDER THAT INFORMATION WHEN MAKING A BID. JEFFERSON COUNTY WILL NOT REMOVE ANYTHING FROM THE UNIT PRIOR TO OR AFTER CLOSING.

The following units have an appraised value of \$1,000:

Units 7, 9, 13, 14, 30, 32, 34, 37, 49, 63, 74, 75, 80, 83, 84, 93, 100, 104, 121, 122, 124, 129, 134, 234, 240, 241, 242, 257, 307, 315, 332, 341, 343, 347, 351, 367, 368, 376, 157, 158, 174, 181, 183, 186, 196, 199, 203, 204, 215, 220, 222, 412, 413, 483, 484, 485, 514, 567 and 568.

Units above with a zoning permit for the shed: 100 and 343.

Units above with a zoning permit for the deck: 315, 347, 368 and 204.

Units above with a zoning permit for the shed and deck: 129, 181 and 484.

(If sheds or decks remain after sale, a zoning permit should be applied for.)

SUBMISSION OF BIDS: All bids must be submitted on the form, "Sealed Bid for Purchase of Tax Delinquent Property." Contact County Treasurer, 920-674-7250, for form and information concerning the property. Bids must be submitted directly to John Jensen, County Treasurer. Your bid envelope should contain: Name, address, and "Sealed Bid for Purchase of Tax Delinquent Property" on the outside.

PAYMENT TERMS: 20% of the bid must be submitted therewith. Upon acceptance of a bid, the balance due on the bid will be required in full within thirty (30) days. Bidders agree that in the event a successful bidder fails to timely pay the balance due, the County may elect to keep the deposit paid as liquidated damages and reoffer the property for sale.

TYPE OF REMITTANCE: All payments must be by cash, certified check, cashier's or treasurer's check or by a U.S. postal, express or telegraph money order. Make checks and money orders payable to Jefferson County Treasurer. **PERSONAL CHECKS WILL NOT BE ACCEPTED. BIDS NOT ACCOMPANIED BY PAYMENTS AS SET FORTH HEREIN WILL BE REJECTED.**

TITLE OFFERED: Only the right, title, and interest of Jefferson County, Wisconsin, in and to the property will be offered for sale. Upcoming real estate bills and special charges for assessments will be the responsibility of the successful bidders.

Dated this 30th day of May 2014.

s/Barbara A. Frank

BARBARA A. FRANK, County Clerk

Jefferson County Courthouse

311 South Center Avenue

Jefferson, WI 53549

(920) 674-7144