

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: April 11, 2016, at 4:00 p.m.

DATE BIDS WILL BE OPENED: April 14, 2016, at 9:00 a.m.

PLACE OF SALE: Jefferson County Courthouse, 311 South Center Avenue, Room 112, Jefferson, Wisconsin, before the Finance Committee

The minimum bid shown below is the appraised value of the property to be sold. No bid below the appraised value will be accepted.

Item #

1. **Address:** N2389 County Road D, Fort Atkinson, WI 53538
Description: Town of Hebron – The South ¼ of Lot 4, all of Lot 5 and the North ¼ of Lot 6, Block 6, Original Plat of the Village of Hebron, Town of Hebron, Jefferson County, Wisconsin. Also a part of the Northwest ¼ of Section 2, Township 5 North, Range 15 East. (.7 acres)
PIN #010-0515-0221-005
Minimum Bid: \$199,100.00
2. **Address:** N2397 County Road D, Fort Atkinson, WI 53538
Description: Town of Hebron - The South ¼ of Lot 3 and the North ¾ of Lot 4, Block 6; and part of the Northeast ¼ Northwest ¼ of Section 2, Township 5 North, Range 15 East; and part of the Northeast ¼ Northwest ¼ of Section 2, Township 5 North, Range 15 East. (.42 acres)
PIN #010-0515-0221-006
Minimum Bid: \$173,400.00
15. **Address:** 415 Roosevelt Street, Fort Atkinson, WI 53538
Description: Lot 3, Block 16 in Riverview Addition, City of Fort Atkinson, Jefferson County, Wisconsin. (.165 acres)
PIN #226-0514-0421-188
Minimum Bid: \$110,800.00
22. **Address:** 304 South Monroe Street, Watertown, WI 53094
Description: Lot 1 and 2 in Block 6, according to the map or plat of the Village (now City) of Watertown, Jefferson County, Wisconsin, on the West Side of Rock River, except part of said Lot 1. (.343 acres)
PIN #291-0815-0423-052
Minimum Bid: \$124,000.00

NOTE: A Notice of Federal Tax Lien was prepared and signed at Chicago, IL, on September 23, 2011 (Serial Number 816510011), and filed on October 7, 2011, at 9:55 a.m. as Document #1300116 in the Register of Deeds Office, Jefferson County, Wisconsin, against taxpayer Alan Floerke, 415 Roosevelt Street, Fort Atkinson, WI 53538-1607. Indebtedness to County: \$30,470.43 principal, \$22,437.49 interest, costs \$200.00 for a total of \$53,107.92.

NOTE: (1) A Notice of Federal Tax Lien was prepared and signed at Chicago, IL, on January 18, 2011 (Serial Number 743815711), and filed on January 24, 2011, at 10:00 a.m. as Document #1290170 in the Register of Deeds Office, Jefferson County, Wisconsin, against taxpayer Todd M. Strauss, N8605 High Road, Watertown, WI 53094-9405; and (2) A Notice of Federal Tax Lien was prepared and signed at Chicago, IL, on June 24, 2011 (Serial Number 796135711), and filed on July 1, 2011, at 9:45 a.m. as Document #1295969 in the Register of Deeds Office, Jefferson County, Wisconsin, against taxpayer Todd Strauss, N8605 High Road, Watertown, WI 53094-

9405. Indebtedness to County: \$45,242.33 principal, \$30,226.66 interest, \$200.00 costs for a total of \$75,668.99.

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. Bid form is also available on the County's web site: www.jeffersoncountywi.gov. 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. Jefferson County reserves the right to rescind any pending sale of tax delinquent real estate any time prior to bid acceptance.

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 re-offer the property for sale. There shall be a minimum bid as set forth above.

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 or assessments will be the responsibility of the successful bidders.

Dated this 29th day of February 2016.

s/Barbara A. Frank

BARBARA A. FRANK, County Clerk

Jefferson County Courthouse

311 South Center Avenue

Jefferson, WI 53549

Tel. #(920) 674-7144

FAX #(920) 674-7368

**SEALED BID FOR PURCHASE
OF TAX DELINQUENT PROPERTY**

Subject to the conditions stated in the "Notice of Sealed Bid Sale", the undersigned enters the following bid:

PROPERTY: # on Notice _____

PIN # _____

Brief Description _____

AMOUNT OF BID: \$ _____

(20% of bid amount must accompany this bid. 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. BID ENVELOPE SHALL CONTAIN: NAME, ADDRESS, ITEM #, PIN # AND "SEALED BID FOR PURCHASE OF TAX DELINQUENT PROPERTY" ON THE OUTSIDE.) Upon acceptance of bid, the balance due on the bid will be required in full within thirty (30) days as well as a separate check made out to the Register of Deeds for recording the deed. Bidder agrees that failure to close the transaction within thirty (30) days from the bid opening authorizes Jefferson County to elect to retain the deposit as liquidated damages and reoffer the property for sale. Upcoming real estate bills and special charges or assessments will be the responsibility of the successful bidders.

The deposits of unsuccessful bidders will be promptly returned.

BIDDER: Name _____

Address _____

Phone _____

Date: _____

Signature