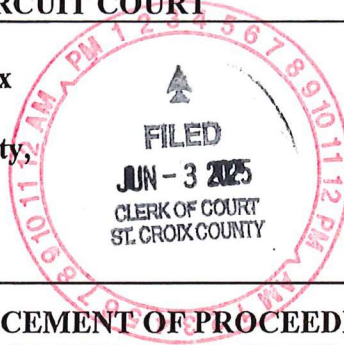


STATE OF WISCONSIN

CIRCUIT COURT

ST. CROIX COUNTY

In the Matter of the Foreclosure of Tax
Liens Pursuant to Section 75.521,
Wisconsin Statutes, by St. Croix County,
List of Tax Liens for 2025, No. 1



Case No. 25GF 14

**NOTICE OF COMMENCEMENT OF PROCEEDING *IN REM*
TO FORECLOSE TAX LIENS BY ST. CROIX COUNTY**

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 for 2025, Number 1, on file in the office of the Clerk of the Circuit Court of St. Croix County, dated June 3, 2025, and hereinafter set forth, are hereby notified that the filing of such List of Tax Liens in the office of the Clerk of Circuit Court of St. Croix County constitutes the commencement by said St. Croix County of a special proceeding in the Circuit Court for St. Croix County to foreclose the tax liens therein described by foreclosure proceeding *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 the Circuit Court on June 3, 2025. 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 date stamped copy of such List of Tax Liens has been posted in the Office of the County Treasurer of St. Croix County and will remain posted for public inspection up to and including August 15, 2025, 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 any such parcel, may on or before said August 15, 2025, redeem such delinquent tax liens by paying to the County Treasurer of St. Croix County, the amount of all such unpaid tax liens and in addition thereto, all interest and penalties, which have accrued on said unpaid tax lien, computed and including the date of redemption, plus the reasonable costs incurred to initiate the proceedings, plus the person's share of the reasonable costs of publication under Wis. Stat. § 75.521(6).

Dated this 3rd day of June, 2025.

ST. CROIX COUNTY

BY: Denise Anderson

Denise Anderson

St. Croix County Treasurer

STATE OF WISCONSIN

CIRCUIT COURT

ST. CROIX COUNTY

In the Matter of Foreclosure of Tax
Liens Pursuant to Section 75.521,
Wisconsin Statutes, by St. Croix County,
List of Tax Liens for 2025, No. 1

AFFIDAVIT OF
DENISE ANDERSON

Case No. 25GF 14



STATE OF WISCONSIN)
ST. CROIX COUNTY)

Denise Anderson, being first duly sworn on oath, says that she is County Treasurer of St. Croix County, Wisconsin, a political subdivision of the State of Wisconsin, and certifies that the foregoing List of Tax Liens and statements and dates therein contained are true and correct according to the records of the office of this affiant.

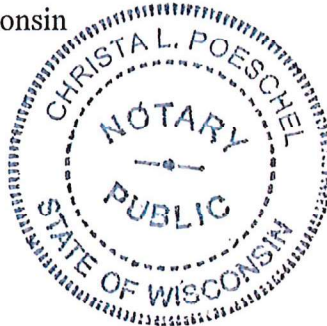
Denise Anderson

Denise Anderson
St. Croix County Treasurer

Subscribed to and sworn before me on
this 3rd day of June, 2025.

Christa L. Poeschel

Christa L. Poeschel
Notary Public, St. Croix County, Wisconsin
My commission expires: 11/15/2028



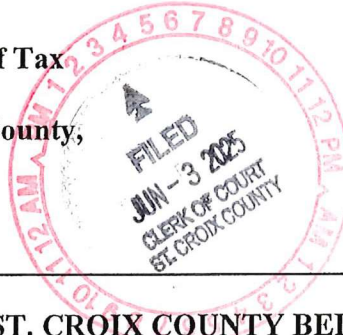
STATE OF WISCONSIN

CIRCUIT COURT

ST. CROIX COUNTY

In the Matter of the Foreclosure of Tax
Liens Pursuant to Section 75.521,
Wisconsin Statutes, by St. Croix County,
List of Tax Liens for 2025, No. 1

Case No. 25GF 14



**LIST OF TAX LIENS OF ST. CROIX COUNTY BEING FORECLOSED BY
PROCEEDING IN REM FOR 2025, NUMBER 1, AND PETITION**

TO THE CIRCUIT COURT FOR ST. CROIX COUNTY WISCONSIN:

Now comes St. Croix County, by Denise Anderson, its County Treasurer, and by counsel,
Heather M. Amos, for delinquent taxes as hereinafter alleges and shows to the Court:

1. A tax certificate has been issued to St. Croix County for unpaid taxes on each of the following described parcels of land, and three (3) or more years have elapsed since the dates of the tax certificates, such dates being the tax certificate year indicated on the List.
2. St. Croix County is now the owner and holder of tax liens for the years indicated on said List, as evidenced by the tax certificate numbers shown on the List.
3. St. Croix County has, by ordinance adopted by the County Board of Supervisors of said County on August 17, 2004, by Ordinance No. 666 (2004), elected to proceed under Wis. Stat. § 75.521, for the purpose of enforcing tax liens in said County.
4. Said List, made and filed pursuant to the provisions of Wis. Stat. § 75.521, is attached hereto and incorporated herein by reference.
5. Interest and penalty on the principal sum of each tax lien are charged from February 1 of the year of the tax certificate through the date of redemption.
6. Interest and penalty are charged at the rate of one and one-half percent per month.
7. All descriptions by lot and block number refer to plats and maps filed in the Office of the Register of Deeds for St. Croix County, Wisconsin.

8. The Town of Glenwood is a municipality having a right, title or interest in the proceeds from the sale of Item #3.
9. The Town of Hudson is a municipality having a right, title or interest in the proceeds from the sale of Item #4.
10. The Village of Roberts is a municipality having a right, title or interest in the proceeds from the sale of Item #9.
11. The Village of Somerset is a municipality having a right, title or interest in the proceeds from the sale of Item #10
12. The Village of Wilson is a municipality having a right, title or interest in the proceeds from the sale of Item #14.
13. The City of Glenwood City is a municipality having a right, title or interest in the proceeds from the sale of Items #20.
14. The City of New Richmond is a municipality having a right, title or interest in the proceeds from the sale of Item #22.
15. The United States of America may claim some interest in or lien on the following parcels of real property subject to this foreclosure proceeding:
 - a. Notice of Federal Tax Lien in favor of the United States of America filed in the Office of the Register of Deeds for St. Croix County, Hudson, Wisconsin.
 - 1) Name of taxpayer(s): Robert Nagy
 - 2) Address of taxpayer(s): 1851 Hwy 63, New Richmond, WI 54017
 - 3) Internal Revenue Office: Region V, Chicago, IL
 - 4) Date and Place of Filing: December 5, 2016, St. Croix County Register of Deeds as Document # 1039856
 - 5) Amount of original Federal Tax Lien: \$7,981.31
 - 6) Affected Parcel: Item # 3 on the List of Tax Liens
16. Any liens or claims by the United States of America are subordinate to the St. Croix County Real Property Tax Certificate liens being foreclosed in this proceeding.

WHEREFORE, St. Croix County petitions for:

1. A Judgment vesting title of each of said parcels of real property in St. Croix County in fee simple absolute as of the date of entry of judgment in this proceeding, and for judgment barring and foreclosing any and all claims whatsoever of the former owner(s), and any person having any right, title interest, claim, lien or equity of redemption and any person claiming through and under them, and all persons, both natural and artificial, since the date of filing of this List of Tax Liens in the office of the Clerk of Court of St. Croix County, and

2. A Judgment entitling St. Croix County to immediate possession of all such properties and commanding all persons to vacate properties that remain occupied.

ST. CROIX COUNTY,
A political subdivision of the State of Wisconsin

BY: Denise Anderson
Denise Anderson
St. Croix County Treasurer

Dated: June 3, 2025

Heather M. Amos
Heather M. Amos, SB No. 1057229
St. Croix County Corporation Counsel

Dated: June 3, 2025

Mailing Address

St. Croix County Government Center
1101 Carmichael Road
Hudson, WI 54016
(715) 381-4315

Item #1 - Parcel No. 004-1030-10-200

The Northeast Quarter of the Southwest Quarter (NE¼ of SW¼) of Section 13, Township 28 North, Range 15 West, Town of Cady, St. Croix County, Wisconsin, EXCEPT Certified Survey Map in Vol. 23, Pg. 5468, as Doc. No. 863314.



Item #2 - Parcel No. 014-1061-20-150

The West 390 feet of the South 275 feet of the Southwest Quarter of the Southwest Quarter (SW¼ of the SW¼) of Section 29, Township 31 North, Range 15 West, Town of Forest, St. Croix County, Wisconsin, EXCEPT A parcel of land located in part of the Southwest Quarter of the Southwest Quarter of said Section 29, further described as follows: Commencing at the Southwest corner of said Section 29; thence S86°51'52"E, along the South line of the Southwest Quarter of said Section, 391.19 feet; thence N01°19'41"W, 97.67 feet to the point of beginning; thence N86°51'52"W 142.51 feet; thence N01°19'41"W 178.17 feet; thence S86°51'52" E 142.51 feet; thence S01°19'41"E 178.17 feet to the point of beginning.

Item #3 - Parcel No. 016-1085-80-001 f/k/a Parcel No. 016-1085-80-000

Lots 4 and 5, Block 2, Linderfields Addition to the Village of Emerald, Town of Glenwood, St. Croix County, Wisconsin, and that portion of the discontinued public way as described in Document Number 1096555; EXCEPT the East 63 feet of the South 60 feet of Lot 4, Block 2, and EXCEPT the South 17 feet of Lot 4, Block 2, of Linderfields Addition (aka S.E. Linderfields Addition) to the Village of Emerald.

Item #4 - Parcel No. 020-1067-90-100

Lot 5 of Certified Survey Map in Vol. 13, Pg. 3632, as Doc. No. 602260, located in part of the NE¼ of the SE¼ of Section 24, Township 29 North, Range 19 West, Town of Hudson, St. Croix County, Wisconsin, being part of Lot 1 of Certified Survey Map in Vol. 3 pg. 784 as Doc. No. 356459.

Item #5 - Parcel No. 030-2054-60-000

Lot 2, Block 4, Plat of the Village of Houlton, Town of St. Joseph, St. Croix County, Wisconsin.

Item #6 - Parcel No. 032-1068-90-000

Lot 1 of Certified Survey Map in Vol. 2, pg. 443, as Doc. No. 342479, located in the Northwest Quarter of the Northwest Quarter of Section 25, Township 31 North, Range 19 West, Town of Somerset, St. Croix County, Wisconsin.

Item #7 - Parcel No. 038-1136-10-000

Part of the SW¼ of the NW¼ of Section 33, Township 31 North, Range 18 West, Town of Star Prairie, St. Croix County, Wisconsin described as follows: Commencing at the W¼ corner of said Section 33: thence North, assumed bearing along the West Line of said SW¼ of NW¼, 331.44

feet to the point of beginning; thence North 165 feet; thence N88°00'E, 264 feet; thence South 169.6 feet; thence westerly to the point of beginning.

Item #8 - Parcel No. 161-2013-95-000

Lot 145, Mallalieu Addition to the Village of North Hudson, St. Croix County, Wisconsin.

Item #9 - Parcel No. 176-1021-20-000

East 33 feet of Lot 8, Block L, Original Plat of the Village of Roberts, St. Croix County, Wisconsin.

Item #10 - Parcel No. 181-1002-80-000

Part of Outlot 9 of the Assessor's Plat of the Village of Somerset, St. Croix County, Wisconsin, described as follows: Commencing at a point on the North side of Spring Street in Outlot 42; 391 feet Northwesterly of the Northwest corner of that certain tract of land sold by Oliver Germain to Village of Somerset, by deed recorded in the Office of the Register of Deeds, in Vol. 218, Page 389, as Doc. No. 179280; thence Northwesterly along North side of Spring Street 125 feet; thence Northeasterly at right angles, 200 feet; thence Southeasterly at right angles, 125 feet; thence Southwesterly at right angles 200 feet to the point of beginning.

Item #11 - Parcel No. 182-1025-70-300

Lot 2 of Certified Survey Map in Vol. 10, Pg. 2938, as Doc. No. 530135, located in part of the NW¼ of the NW¼ of Section 7, Township 31 North, Range 17 West, Village of Star Prairie, St. Croix County, Wisconsin.

Item #12 – Item #17 - Parcel No. 191-1000-20-000; 191-1000-30-000;

191-1000-40-000; 191-1000-50-000; 191-1000-60-000; 191-1000-70-000

Lots 4, 5 and 6, Block 2, Original Plat of the Village of Wilson, together with the North half of vacated Centre Street (also called Center Street), lying South of Lot 6, Block 2, St. Croix County, Wisconsin.

And

Lots 1, 2, 3, and that part of Lot 11, Block 2, Original Plat of the Village of Wilson, described as follows: Commencing at the Northwest corner of Lot 1, Block 2 of said plat, thence east to a point where the easterly extension of the North line of Lot 1, Block 2 intersects with the northerly extension of the east line of Lot 1, Block 2; thence continuing East 10 feet; thence proceeding South, Southeasterly in a straight line to a point on the South line of Lot 11, Block 2 that is 50 feet East of the Southwest corner of said Lot 11, Block 2, thence West on the South line of Lot 11, Block 2 and continuing West on the South line of Lot 3, Block 2 to the Southwest corner of said Lot 3, Block 2; thence North on the West line of Lot 3, 2, and 1 Block 2 to the point of beginning, St. Croix County, Wisconsin.

Item # 18 - Parcel No. 191-1001-30-000

Lot 1, Block 3, Original Plat of the Village of Wilson together with the South half of vacated Centre Street (also called Center Street), lying North of said Lot 1, Block 3, St. Croix County, Wisconsin.

Item #19 - Parcel No. 231-1000-60-000

Lot 9, Block 1, Original Plat of the City of Glenwood City, St. Croix County, Wisconsin.

Item #20 - Parcel No. 231-1007-95-100

The North Forty feet (40') of Lots 1 and 2, Block 9, Original Plat of the City of Glenwood City, St. Croix County, Wisconsin.

Item #21 - Parcel No. 236-2008-58-000

Lot 58, Brightkeys of Oakridge 2nd Addition, City of Hudson, St. Croix County, Wisconsin.

Item #22 - Parcel No. 261-1176-90-000

The East 3 ½ rods of Outlot No. 281 of the Outlot Plat of the City of New Richmond, St. Croix County, Wisconsin.

Item #23 - Parcel No. 261-1230-90-000

Lot 235, Derrick Southview 4th Addition, City of New Richmond, St. Croix County, Wisconsin.

LIST OF TAX LIENS OF ST. CROIX COUNTY BEING FORECLOSED BY PROCEEDING IN REM

	A	B	C	D	E	F
	ITEM#	ITEM DESCRIPTION	OWNERS, MORTGAGEES, LAND CONTRACT VENDORS	CERT. NO.	TAX YEAR	AMOUNT**
1	1					
2						
3	1	004-1030-10-200	Ebenezer Oaks	17	2021	\$334.10
4		Town of Cady	c/o Audrey Thomas			
5						
6	2	014-1061-20-150	Roger I Thompson	69	2021	\$259.61
7		Town of Forest				
8						
9	3	016-1085-80-001 f/k/a 016-1085-80-000	Robert Nagy	133	2015	\$143.92
10		Town of Glenwood		113	2016	\$141.53
11				111	2017	\$146.82
12				150	2018	\$34.23
13				121	2019	\$1,753.09
14				111	2020	\$35.01
15				88	2021	\$3.83
16						
17	4	020-1067-90-100	David Howard	127	2021	\$3,332.98
18		Town of Hudson				
19						
20	5	030-2054-60-000	Randy Vaughn	206	2021	\$1,611.72
21		Town of St. Joseph	Erica Vaughn			
22						
23	6	032-1068-90-000	William D Manske Jr	249	2021	\$2,258.01
24		Town of Somerset	Nicole A Manske			
25						
26	7	038-1136-10-000	Michael A Calleja	336	2021	\$274.72
27		Town of Star Prairie				
28						
29	8	161-2013-95-000	Leonard C and Lynn M Rude	435	2021	\$3,183.65
30		Village of North Hudson				
31						



LIST OF TAX LIENS OF ST. CROIX COUNTY BEING FORECLOSED BY PROCEEDING IN REM

	A	B	C	D	E	F
32	9	176-1021-20-000	Donald J Kelley	446	2021	\$1,756.27
33		Village of Roberts	C/O Barry C Lundeen			
34						
35	10	181-1002-80-000	David W Johnson	453	2021	\$1,165.65
36		Village of Somerset				
37						
38	11	182-1025-70-300	Angela L Johnson	550	2021	\$2,342.33
39		Village of Star Prairie	David W Johnson			
40						
41	12	191-1000-20-000	Stephen S & Debra K Gregerson	553	2021	\$26.46
42		Village of Wilson				
43						
44	13	191-1000-30-000	Stephen S & Debra K Gregerson	554	2021	\$291.00
45		Village of Wilson				
46						
47	14	191-1000-40-000	Stephen S & Debra K Gregerson	555	2021	\$1,400.43
48		Village of Wilson				
49						
50	15	191-1000-50-000	Stephen S & Debra K Gregerson	556	2021	\$10.75
51		Village of Wilson				
52						
53	16	191-1000-60-000	Stephen S & Debra K Gregerson	557	2021	\$26.46
54		Village of Wilson				
55						
56	17	191-1000-70-000	Stephen S & Debra K Gregerson	558	2021	\$26.46
57		Village of Wilson				
58						
59	18	191-1001-30-000	Stephen S & Debra K Gregerson	559	2021	\$32.70
60		Village of Wilson				
61						
62	19	231-1000-60-000	Kevin E Olson	571	2021	\$341.76
63		City of Glenwood City				
64						

LIST OF TAX LIENS OF ST. CROIX COUNTY BEING FORECLOSED BY PROCEEDING IN REM

	A	B	C	D	E	F
65	20	231-1007-95-100	Francis X Rivard	573	2021	\$1,059.91
66		City of Glenwood City				
67						
68	21	236-2008-58-000	Kathryn A Hessefort	611	2021	\$2,638.83
69		City of Hudson				
70						
71	22	261-1176-90-000	Mark L Movrich	668	2021	\$3,829.92
72		City of New Richmond				
73						
74	23	261-1230-90-000	William D and Kathy L Thompson	678	2021	\$2,073.33
75		City of New Richmond				