

**COUNTY OF RACINE  
FINANCE & HUMAN RESOURCES COMMITTEE**

Supervisor Don Trottier, Chairman  
Supervisor Robert Miller, Vice Chairman  
Supervisor John Wisch, Secretary  
Supervisor Nick Demske  
Supervisor Scott Maier

Supervisor Jody Spencer  
Supervisor Jason Eckman  
Shritha Reddy, Youth in Governance Representative  
Maren DeSonia Youth in Governance Representative

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\*\*\* THIS LOCATION IS HANDICAP ACCESSIBLE. If you have other special needs, please contact the Racine County Board Office, 730 Wisconsin Avenue, Racine, Wisconsin 53403 (262) 636-3571, fax (262) 636-3491 or the TTD/RELAY 1-800-947-3529. \*\*\*

DO NOT ATTEND THIS MEETING if you are experiencing any of these symptoms or if you have been in contact with anyone with these symptoms: **shortness of breath or difficulty breathing, cough, chills, nasal congestion, sore throat, fatigue, loss of sense of taste or smell, fever greater than 100.4.**

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NOTICE OF MEETING OF THE  
FINANCE AND HUMAN RESOURCES COMMITTEE

DATE: **WEDNESDAY April 19, 2023**

TIME: **5:00 p.m.**

PLACE: **IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177**

1. Convene Meeting
2. Chairman Comments – Youth in Governance/Comments
3. Public Comments
4. Approval of Minutes from the April 5, 2023, committee meeting – Action of the Committee only
5. County Treasurer – Jeff Latus – Sale of In-Rem Properties via sealed Bid – Action of the Committee only.
6. Transfers
  - a. Authorize creation of new paygrade E093; the elimination of 2 FTE E040 Youth Service Coordinators, 1 FTE N095 Youth Worker and 1 FTE E040 Youth Program Coordinator; the creation of 1 FTE E050 Supervisor of Safety and Security, 1 FTE E093 Administrator of Youth Rehabilitative Services, 1 FTE N065 Lead Youth Worker and 1 FTE E060 Supervisor of Youth Programming effective 07/01/2023; authorize a contract with Time Keeping Systems Inc and transfer of \$98,901 within the Human Services 2023 Budget. – 2023 – Resolution – Action Requested: 1st Reading at the May 9, 2023, County Board Meeting.

7. Consideration of nomination of Roland Behm as the Public Works and Development Services Director.

8. Communication & Report Referrals from County Board Meeting:

a. Bankruptcy items:

| <b>Type of Action:</b>                                 | <b>Person/Persons</b>  |
|--|--|
| Chapter 13 Order Confirming Plan                       | Jeanette White; Megan Krueger; Oscar Wells;                                  |
| Chapter 13 Notice and Motion to Dismiss Confirmed Plan | Cintya Alvarez;  |
| Chapter 13 Notice of Request Modifying Confirmed Plan  | Kenneth Vorlob; Lynn Vorlob; McMurry Wilson JR; Tiffney Wilson; Steven Brice |
| Chapter 7 Notice of Case -No Proof of Claim Deadline   | Aaron Bertelsen; Jason Hess; Jillian Fischer; Melissa June;                  |

9. Staff Report – No Action Items.

- Finance & Human Resources Committee – Next Meeting will be May 3, 2023.

10. Adjournment

FINANCE & HUMAN RESOURCES COMMITTEE ACTION ONLY

**Requestor/Originator** Finance & Human Resources Committee

**Committee/Individual Sponsoring:** Finance & Human Resources Committee

**Date of Committee Meeting:** 4/19/2023

**Signature of Committee Chairperson  
/Designee:** \_\_\_\_\_

**Description:** Minutes from the April 5, 2023 FHR Meeting

\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

**Action:** **County Board Supervisors**  
 Approve  
 Deny

**Youth In Governance**  
 Approve  
 Deny

**FINANCE AND HUMAN RESOURCES COMMITTEE MEETING**  
**Wednesday, April 5th, 2023**

IVES GROVE OFFICE COMPLEX  
AUDITORIUM  
14200 WASHINGTON AVENUE  
STURTEVANT, WISCONSIN 53177

**Meeting attended by:** Chairman Trottier, Supervisors Maier, Spencer, Miller, Wisch, and Demske, Youth in Governance Representative DeSonia, Finance Director Gwen Zimmer, and County Executive Jonathan Delagrave.

**Not in Attendance:** Supervisor Eckman, Assistant Human Resources Director Nicole Brooks, and Youth in Governance Representative Reddy

**Agenda Item #1 – Convene Meeting**

Meeting Called to Order at 5:00 p.m. by Chairman Trottier.

**Agenda Item #2 – Youth in Governance/Comments**

Youth in Governance statement was read by Youth Representative DeSonia.

**Agenda Item #3 – Public Comments**

There were no public comments.

**Agenda Item #4 – Approval of Minutes from the March 22, 2023, committee meeting**

**Action:** Approve the minutes from the March 22<sup>th</sup>, 2023, committee meeting.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes No Nays.  
Advisory Vote: All Ayes, No Nays.

**Agenda Item #5– Finance Department – Gwen Zimmer – Authorization of a multi-year lease contract with Pitney Bowes Inc. for a mail meter machine – 2023 – Resolution – Action Requested: 1st Reading at the April 11, 2023, County Board Meeting.**

**Action:** Authorize a multi-year lease contract with Pitney Bowes Inc. for a mail meter machine – 2023 – Resolution – Action Requested: 1st Reading at the April 11, 2023, County Board Meeting.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Wisch. Vote: All Ayes No Nays.  
Advisory Vote: All Ayes, No Nays.

**Agenda Item #6 – Transfers:**

- a. **Finance Department – Gwen Zimmer – Authorize the purchase of a capital asset-binding machine and transfer of \$15,000 within the 2023 Printing and Servicing Division budget. – 2023 – Resolution – Action Requested: 1st reading at the April 11, 2023, County Board Meeting.**

**Action:** To authorize the purchase of a capital asset-binding machine and transfer of \$15,000 within the 2023 Printing and Servicing Division budget. – 2023 – Resolution –



**FINANCE AND HUMAN RESOURCES COMMITTEE MEETING**  
**Wednesday, April 5th, 2023**

Action Requested: 1st reading at the April 11, 2023, County Board Meeting.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Demske. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #7 - Finance Department – Gwen Zimmer – Racine County 2022 4th Quarter Grant Applications Report – 2023 – Report.**

**Action:** Accept the Racine County 2022 4th Quarter Grant Applications Report – 2023 – Report. And send to County Board without objection.

**Motion Passed:** Moved: Supervisor Miller. Seconded by Supervisor Maier. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays

**Agenda Item #8 - Finance Department – Gwen Zimmer – Racine County 2022 Annual Emergency Procurement Report – 2023 – Report.**

**Action:** Accept the Racine County 2022 Annual Emergency Procurement Report – 2023 – Report and send to County Board without objection.

**Motion Passed:** Moved: Supervisor Maier. Seconded by Supervisor Miller. Vote: All Ayes No Nays. Advisory Vote: All Ayes, No Nays

**Agenda Item #9 -Communication & Report Referrals from County Board Meeting:**

**Action:** Receive and file item a.

**Motion Passed:** Moved by Supervisor Wisch. Seconded by Supervisor Miller. Vote: All Ayes, No Nays. Advisory Vote: All Ayes, No Nays.

**Agenda Item #10 – Staff Report – No Action Items.**

- a. Finance & Human Resources Committee – Next Meeting will be April 19, 2023.

**Agenda Item #11 – Adjournment.**

**Action:** Adjourn the meeting at 5:26 p.m.

**Motion Passed:** Moved by Supervisor Maier. Seconded by Supervisor Miller. Vote: All Ayes, No Nays.

REQUEST FOR COUNTY BOARD ACTION

|                  |   |                          |
|------------------|---|--------------------------|
| YEAR <u>2023</u> |   | Resolution Request       |
|                  |   | Ordinance Request        |
|                  |   | Report Request           |
|                  | X | Action of Committee Only |

Requestor/Originator: Jeff Latus - Racine County Treasurer

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading)  
 If a person is not in attendance the item may be held over. Jeff Latus

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: \_\_\_\_\_

Does this request propose the expenditure, receipt or transfer of any funds? No

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date Considered by Committee: 4/19/2023

Date of County Board Meeting to be Introduced: \_\_\_\_\_

1st Reading:

1st & 2nd Reading: \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Sale of In-Rem Properties via sealed Bid

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: Town of Burlington

Updated: 9/11/2017

PARCEL # 002-02-19-19-081-000

IN REM ACTION #: 2016-1

JUDGMENT DOC #: 2450991

ITEM #: 2

JUDGEMENT DATE: 11/8/2016

LEGAL LOT 1, BLOCK 3, FIRST ADDITION OF OAKWOOD HILLS OF BOHNERS LAKE, ACCORDING TO DESCRIPTION: THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

**PROP. ADDRESS:** 8106 MONROE ST (LOT)

FORMER OWNER: Thomas B Olsen

**ASSESSED VALUE / 2016**

Land: \$16,200.00  
 IMP: -  
**TOTAL: \$16,200.00**

**FAIR MARKET VALUE 2016** \$16,200.00

**APPRAISED VALUE:** \$7,100.00  
**YEAR:** 2017

| TAX YEAR | NET TAX           | SPECIAL           | INT               | PEN             | TOTAL      |
|----------|-------------------|-------------------|-------------------|-----------------|------------|
| 2010     | \$217.03          | \$276.38          | \$345.39          | \$172.69        | \$1,011.49 |
| 2011     | \$221.17          | \$269.06          | \$284.33          | \$142.17        | \$916.73   |
| 2012     | \$217.41          | \$240.73          | \$210.75          | \$105.37        | \$774.26   |
| 2013     | \$285.41          | \$261.75          | \$186.04          | \$93.02         | \$826.22   |
| 2014     | \$274.20          | \$0.00            | \$60.32           | \$30.16         | \$364.68   |
| 2015     | \$275.69          | \$0.00            | \$27.57           | \$13.78         | \$317.04   |
| 2016     | \$278.01          | \$0.00            | \$0.00            | \$0.00          | \$278.01   |
| 2017     | \$0.00            | \$0.00            | \$0.00            | \$0.00          | \$0.00     |
| 2018     | \$0.00            | \$0.00            | \$0.00            | \$0.00          | \$0.00     |
| 2019     | \$0.00            | \$0.00            | \$0.00            | \$0.00          | \$0.00     |
| 2020     | \$0.00            | \$0.00            | \$0.00            | \$0.00          | \$0.00     |
| 2021     | \$0.00            | \$0.00            | \$0.00            | \$0.00          | \$0.00     |
| 2022     | \$0.00            | \$0.00            | \$0.00            | \$0.00          | \$0.00     |
|          | <b>\$1,768.92</b> | <b>\$1,047.92</b> | <b>\$1,114.40</b> | <b>\$557.19</b> |            |

**SPECIAL OVER 7500:** NA

**TAX TOTALS:** \$4,488.43

|                   |          |
|-------------------|----------|
| In-Rem Fee        | \$278.25 |
| Boarding Fee      | \$0.00   |
| Appraisal Fee     | \$242.00 |
| Newspaper Sale ad | \$128.48 |
| Sub Sale ad 2020  | \$31.32  |
| Sale ad 2021 1&2  | \$67.57  |
| Vacate Fee        | \$0.00   |

**FEE & COST TOTAL:** \$747.62

**GRAND TOTAL:** \$5,236.05

|   |  |
|---|--|
| <p><b>DISPOSITION:</b> _____</p> <p><b>TO:</b> _____</p> <p><b>ON:</b> _____</p> <p><b>TOTAL COSTS:</b> <u>\$5,236.05</u></p> <p><b>SOLD / DONATED FOR:</b> _____</p> <p><b>PROFIT OR (LOSS):</b> _____</p> | <p><b>GENERAL RECEIPT NUMBERS</b></p> <p><b>NO:</b> _____</p> <p><b>NO:</b> <u>5-2</u></p> |
|---|--|

**RACINE COUNTY - IN - REM  
OFFER TO PURCHASE**

Date 4/19/2023

Appraised Value \$ 7,100.00

Sale Made By: Sealed Bid

Address 8106 Monroe St  
Municipality Town of Burlington  
Parcel # 002-021919081000

Purchase Price \$ 7,800.00

Name, address & phone number of Purchaser:  
Matos Group LLC  
1036 Regent Dr #11  
DeKalb IL 60115  
779-400-6704  
Taul@matosgroupilc.com

Tax Principal On Books \$ 1,768.92

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 1,047.92

Total Due \$ 7,832.00

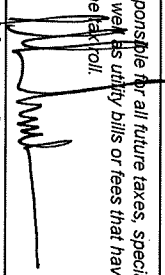
Interest & Penalty \$ 1,671.59

Deposit \$ 1,560.00

Costs (In-Rem / Sale) \$ 747.62

Balance Due \$ 6,272.00

TOTAL COSTS \$ 5,236.05

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.  
  
Recommend Approval  
Racine County Treasurer

**Description of Property:**

LOT 1, BLOCK 3, FIRST ADDITION OF OAKWOOD HILLS OF BOHNERS LAKE, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN.

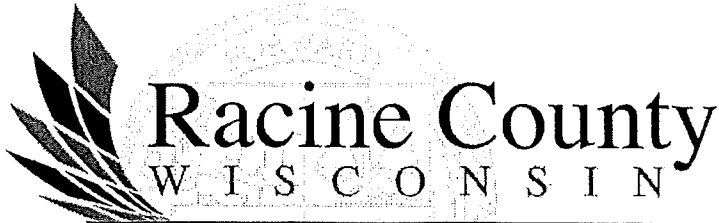
We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_

Approve \_\_\_\_\_

Date \_\_\_\_\_

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**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

8106 Monroe St Burlington WI 53105

**Sale Parcel/Tax Key #:**

002-021919081000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 7,800.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Matos Group LLC

**Business Entity / Organization:**

*Skip if you are bidding as an individual* 1036 Regent Dr #11 DeKalb IL 60115

**Mailing Address of Bidder:** 779 400 6704

**Phone Number(s):** 779-400-6704

**Email Address:** raul @ MATOS group LLC . com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

New Development

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

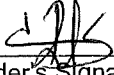
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

  
\_\_\_\_\_  
Bidder's Signature

03/30/2023  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: TOWN OF BURLINGTON

Updated: 4/4/2023

PARCEL # 002-02-19-20-852-000

IN REM ACTION #: 2021-1

ITEM #: 1

JUDGMENT DOC #: \_\_\_\_\_

JUDGEMENT DATE: 6/18/2021

COURT CASE #: 21-CV-773

LEGAL LOT NUMBERED 26, IN BLOCK NUMBERED 9, IN THIRD ADDITION OF OAKWOOD HILLS OF BOHNER'S DESCRIPTION: LAKE, AS SHOWN IN THE PLAT IN THE OFFICE OF THE RECORDER OR REGISTRAR OF DEEDS OF RACINE COUNTY, WISCONSIN. SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

GEORGE R SCHRAM, MICHAEL J SCHRAM, AND HELEN J SCHRAM

FORMER OWNER: \_\_\_\_\_

|                        |                            |
|------------------------|----------------------------|
| <b>PROP. ADDRESS:</b>  | <u>33900 PALM DR</u>       |
| <b>AGRES:</b>          | <u>0.207</u>               |
| <b>ZONE/DESC:</b>      | <u>R-4 / RESIDENTIAL</u>   |
| <b>ASSESSED VALUE:</b> |                            |
| Land:                  | \$18,700.00                |
| IMP:                   | \$82,000.00                |
| <b>TOTAL:</b>          | <b><u>\$100,700.00</u></b> |

|                               |                     |
|-------------------------------|---------------------|
| <b>FAIR MARKET VALUE 2020</b> | <u>\$125,400.00</u> |
| <b>APPRAISED VALUE:</b>       | <u>\$46,000.00</u>  |
| <b>YEAR:</b>                  | <u>2022</u>         |

| TAX YEAR          | NET TAX  | SPECIAL           | INT               | PEN             | TOTAL      |
|-------------------|----------|-------------------|-------------------|-----------------|------------|
| 2017              | 1,623.67 | 171.00            | \$735.81          | \$367.91        | \$2,898.39 |
| 2018              | 1,553.00 | 292.00            | \$535.05          | \$267.54        | \$2,647.59 |
| 2019              | 1,642.70 | 667.00            | \$392.65          | \$196.33        | \$2,898.68 |
| 2020              | 1,602.60 | 667.00            | \$113.48          | \$56.75         | \$2,439.83 |
| 2021              | 1,592.40 | 459.00            | \$0.00            | \$0.00          | \$2,051.40 |
| 2022              | -        | 712.00            | \$0.00            | \$0.00          | \$712.00   |
| <b>\$8,014.37</b> |          | <b>\$2,968.00</b> | <b>\$1,776.99</b> | <b>\$888.53</b> |            |

SPECIAL OVER 7500: NA

**TAX TOTALS: \$13,647.89**

|  |            |
|--|------------|
| In-Rem Fee                                     | \$275.00   |
| Boarding Fee                                   | \$1,831.00 |
| Appraisal Fee                                  | \$272.25   |
| Newspaper Sale ad                              | \$106.01   |
| Lawn & Snow Care                               | \$125.00   |
| <b>FEE &amp; COST TOTAL: <u>\$2,609.26</u></b> |            |

**GRAND TOTAL: \$16,257.15**

|                     |                    |                         |
|---------------------|--------------------|-------------------------|
| DISPOSITION:        | _____              |                         |
| TO:                 | _____              |                         |
| ON                  | _____              |                         |
| TOTAL COSTS:        | <u>\$16,257.15</u> | GENERAL RECEIPT NUMBERS |
| SOLD / DONATED FOR: | _____              |                         |
| PROFIT OR (LOSS):   | _____              |                         |
|                     | NO: _____          |                         |
|                     | NO: _____          |                         |

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 4/19/2023

Appraised Value \$ 46,000.00

Sale Made By: Sealed Bid

Address 33900 Palm Dr  
Municipality Town of Burlington  
Parcel # 002-021920852000

Purchase Price \$ 55,000.00

Tax Principal On Books \$ 8,014.37

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 2,968.00

Total Due \$ 55,032.00

Interest & Penalty \$ 2,665.52

Deposit \$ 11,000.00

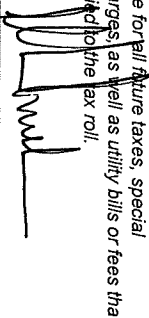
Costs (In-Rem / Sale) \$ 2,609.26

Balance Due \$ 44,032.00

TOTAL COSTS \$ 16,257.15

Recommend Approval  
Racine County Treasurer

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*



Description of Property:  
LOT NUMBERED 26, IN BLOCK NUMBERED 9, IN THIRD ADDITION OF OAKWOOD HILLS OF BOHNER'S LAKE, AS SHOWN IN THE PLAT IN THE OFFICE OF THE RECORDER OR REGISTAR OF DEEDS OF RACINE COUNTY, WISCONSIN. SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_ Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY IN-REM SEALED BID - SALE FORM MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

33900 Palm DR Burlington, WI 53105

Sale Parcel/Tax Key #:

002 - 02192085200

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$55,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Business Entity / Organization:

Skip if you are bidding as an individual Randall L Akland Family Trust

Mailing Address of Bidder: 222 State St Racine WI 53403

Phone Number(s): 2626322500

Email Address: lincolnmanagement@racine@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

make improvements and hold for investment

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.  
 Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

- Single family       Multi-Family       Time Share Unit       Agriculture
- Commercial       Utility       Mfg/Telephone Co
- Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

W7511 Thompson N Pembine, WI      10018 Washington Ave Mt Pleasant, WI 53177  
10104 Washington Ave Mt Pleasant, WI 53177

  
\_\_\_\_\_  
Bidder's Signature

By Erik Aukland, as Trustee

3/31/2023  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 4/19/2023

Appraised Value \$ 46,000.00

Sale Made By: Sealed Bid

Address 33900 Palm Dr  
Municipality Town of Burlington  
Parcel # 002-021920852000

Purchase Price \$ 51,113.00

Tax Principal On Books \$ 8,014.37

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 2,968.00

Total Due \$ 51,145.00

Interest & Penalty \$ 2,665.52

Deposit \$ 10,222.60

Costs (In-Rem / Sale) \$ 2,609.26

Balance Due \$ 40,922.40

TOTAL COSTS \$ 16,257.15

Recommend Approval  
Racine County Treasurer

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

Description of Property:  
LOT NUMBERED 26, IN BLOCK NUMBERED 9, IN THIRD ADDITION OF OAKWOOD HILLS OF BOHNER'S LAKE, AS SHOWN IN THE PLAT IN THE OFFICE OF THE RECORDER OR REGISTAR OF DEEDS OF RACINE COUNTY, WISCONSIN. SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_

Approve \_\_\_\_\_

Date \_\_\_\_\_

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Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 33900 PALM DR . TOWN OF BURLINGTON, WI

Sale Parcel/Tax Key #: 002-021920852000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.  
\$51,113.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): PATRICIA BRADAMORE

Business Entity / Organization: INDELIBLE PROPERTIES LLC  
Skip if you are bidding as an individual

Mailing Address of Bidder: 12 S. LINCOLN. ST - ELKHORN, WI - 53121

Phone Number(s): 262-812-7606

Email Address: patti@stoneleafremodeling.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

- REMODEL / REPAIR
- RENTAL OR RESELL TO A RACINE COUNTY FAMILY.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

Indelible Properties LLC - 12 S. LINCOLN ST  
ELKHORN, WI 53121

  
Bidder's Signature

3/27/2023  
Date Signed

Bidder's Signature

Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 4/19/2023

Appraised Value

\$ 46,000.00

Sale Made By: Sealed Bid

Address

33900 Palm Dr  
Town of Burlington  
002-021920852000

Purchase Price

\$ 50,000.00

Name, address & phone number of Purchaser:  
La Donna Jones  
620 Manistique Ave  
South Milwaukee WI 53172  
414-322-7655  
ldonna\_187@yahoo.com

Municipality

Parcel #

Quit Claim Deed

\$ 30.00

Tax Principal On Books

\$ 8,014.37

Recording Fee

\$ 2.00

Specials Over \$7,500

\$ -

Total Due

\$ 50,032.00

Specials

\$ 2,968.00

Deposit

\$ 10,000.00

Interest & Penalty

\$ 2,665.52

Balance Due

\$ 40,032.00

Costs (In-Rem / Sale)

\$ 2,609.26

TOTAL COSTS

\$ 16,257.15

Recommend Approval  
Racine County Treasurer

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

Description of Property:  
LOT NUMBERED 26, IN BLOCK NUMBERED 9, IN THIRD ADDITION OF OAKWOOD HILLS OF BOHNER'S LAKE, AS SHOWN IN THE PLAT IN THE OFFICE OF THE RECORDER OR REGISTRAR OF DEEDS OF RACINE COUNTY, WISCONSIN. SAID LAND BEING IN THE TOWN OF BURLINGTON, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

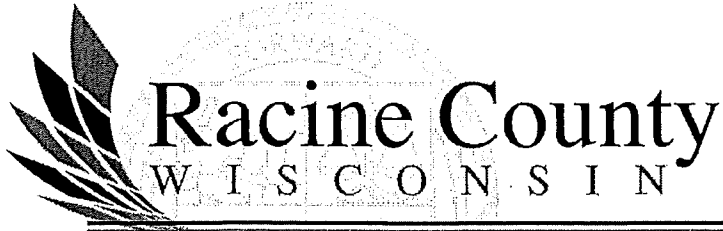
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Date

Approve

Date

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**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

33900 Palm Drive

**Sale Parcel/Tax Key #:**

002-02-19-20-852-000

**Bid Offer Amount:** Bid must be minimum bid amount or higher to be considered a valid bid.

\$50,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):**

Ladonna Jones

**Business Entity / Organization:**

Skip if you are bidding as an individual

**Mailing Address of Bidder:**

620 Manistique Avenue South Milw. WI

**Phone Number(s):**

414 - ~~332~~ 332-7655

**Email Address:**

ladonna\_j87@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I am looking to purchase the property to make it a primary residence

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co


Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

620 Manistique Avenue. South Milwaukee, WI 53172

  
\_\_\_\_\_  
Bidder's Signature

3-30-23  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 4/4/2023

PARCEL # 276-00-00-02-086-000

IN REM ACTION #: 2021-2

ITEM #: 51

JUDGMENT DOC #: 2624592

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL THE EAST 40 FEET OF LOT 6, BLOCK 26, WRIGHT'S ADDITION TO RACINE, ACCORDING TO THE DESCRIPTION: RECORDED PLAT THEREOF, LYING NORTH OF HAMILTON STREET, EXCEPTING THEREFROM THE NORTH 30 FEET THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

|                        |  |
|------------------------|--|
| <b>PROP. ADDRESS:</b>  | <u>922 HAMILTON ST</u>   |
| <b>ACRES/SQ FT:</b>    | <u>0.036</u>   |
| <b>ZONE/DESC:</b>      | <u>R-3 / RESIDENTIAL</u>   |
| <b>ASSESSED VALUE:</b> | Land: \$3,600.00<br>IMP: \$33,400.00<br><b>TOTAL: <u>\$37,000.00</u></b> |

FORMER OWNER: PATRICIA A. BROUGHTON

|                           |                    |
|---------------------------|--------------------|
| <b>FAIR MARKET VALUE:</b> | <u>\$41,000.00</u> |
|---------------------------|--------------------|

|                         |                    |
|-------------------------|--------------------|
| <b>APPRAISED VALUE:</b> | <u>\$20,000.00</u> |
| <b>YEAR:</b>            | <u>2022</u>        |

| TAX YEAR | NET TAX           | SPECIAL           | INT               | PEN               | TOTAL      |
|----------|-------------------|-------------------|-------------------|-------------------|------------|
| 2012     | \$837.63          | \$501.32          | \$1,472.85        | \$736.42          | \$3,548.22 |
| 2013     | \$788.88          | \$1,241.50        | \$1,989.77        | \$994.89          | \$5,015.04 |
| 2014     | \$735.60          | \$1,534.26        | \$1,952.08        | \$976.04          | \$5,197.98 |
| 2015     | \$771.21          | \$855.08          | \$1,203.45        | \$601.73          | \$3,431.47 |
| 2016     | \$746.90          | \$655.95          | \$869.77          | \$434.88          | \$2,707.50 |
| 2017     | \$790.21          | \$522.86          | \$656.54          | \$328.27          | \$2,297.88 |
| 2018     | \$751.71          | \$287.53          | \$394.91          | \$197.45          | \$1,631.60 |
| 2019     | \$737.06          | \$940.74          | \$436.23          | \$218.12          | \$2,332.15 |
| 2020     | \$788.63          | \$921.85          | \$239.47          | \$119.73          | \$2,069.68 |
| 2021     | \$728.76          | \$1,463.34        | \$43.85           | \$21.92           | \$2,257.87 |
| 2022     | \$960.72          | \$820.16          | \$0.00            | \$0.00            | \$1,780.88 |
|          | <b>\$8,637.31</b> | <b>\$9,744.59</b> | <b>\$9,258.92</b> | <b>\$4,629.45</b> |            |

|                           |           |
|---------------------------|-----------|
| <b>SPECIAL OVER 7500:</b> | <u>NA</u> |
|---------------------------|-----------|

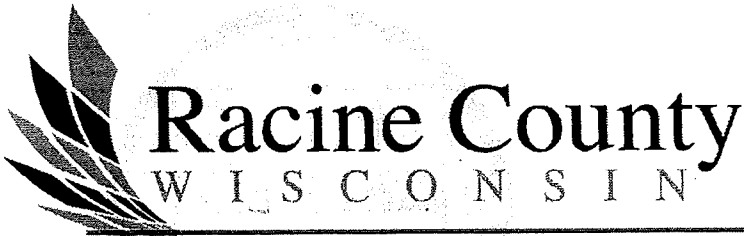
**TAX TOTALS: \$32,270.27**

|                              |                          |
|------------------------------|--------------------------|
| In-Rem Fee                   | \$275.00                 |
| Boarding Fee                 | \$1,626.00               |
| Appraisal Fee                | \$242.00                 |
| Resecure Fee                 | \$150.00                 |
| Newspaper Sale ad            | \$55.81                  |
| Lawn & Snow Care             | \$375.00                 |
| <b>FEE &amp; COST TOTAL:</b> | <b><u>\$2,723.81</u></b> |

**GRAND TOTAL: \$34,994.08**

|  |  |
|--|--|
| <b>DISPOSITION:</b><br>TO: _____<br>ON _____<br><b>TOTAL COSTS:</b> <u>\$34,994.08</u><br><b>SOLD / DONATED FOR:</b> _____<br><b>PROFIT OR (LOSS):</b> _____ | <b>GENERAL RECEIPT NUMBERS</b><br>NO: _____<br>NO: _____ |
|--|--|





**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

977 Hamilton St, Racine, WI 53404

**Sale Parcel/Tax Key #:**

276-000002086000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$25,000

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Rafael Valdivia and Salvador Valdivia

**Business Entity / Organization:**

*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 5121 21st Ave, Kenosha, WI 53140

**Phone Number(s):** 262-358-1327 or 497-4114 (Alicia)

**Email Address:** avillarealty@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

This property would be purchased to rehab  
and build a better community around our  
family and friends.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

919 944 St. & 1221 La Salle  
504 N. Memorial

Rafael Valdivia  
Bidder's Signature

3/16/23  
Date Signed

Bohdan Valdivia  
Bidder's Signature

3/16/23  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 4/4/2023

PARCEL # 276-00-00-02-842-000

IN REM ACTION #: 2021-2

JUDGMENT DOC #: 2624597

ITEM #: 55

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

**LEGAL DESCRIPTION:** THE EAST 21 FEET OF THE EAST 52 FEET OF LOT 13, BLOCK 23, SAGES ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 EAST; SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

|                        |                         |
|------------------------|-------------------------|
| <b>PROP. ADDRESS:</b>  | <u>1012 STATE ST</u>    |
| <b>ACRES/SQ FT:</b>    | <u>0.072</u>            |
| <b>ZONE/DESC:</b>      | <u>B-3 / COMMERCIAL</u> |
| <b>ASSESSED VALUE:</b> |                         |
| Land:                  | \$6,300.00              |
| IMP:                   | \$37,700.00             |
| <b>TOTAL:</b>          | <b>\$44,000.00</b>      |

FORMER OWNER: ECHO CONSULTING & ASSOCIATES, LLC

|                           |                    |
|---------------------------|--------------------|
| <b>FAIR MARKET VALUE:</b> | <u>\$48,800.00</u> |
|---------------------------|--------------------|

|                         |                    |
|-------------------------|--------------------|
| <b>APPRAISED VALUE:</b> | <u>\$24,000.00</u> |
| <b>YEAR:</b>            | <u>2022</u>        |

| TAX YEAR | NET TAX           | SPECIAL           | INT               | PEN               | TOTAL      |
|----------|-------------------|-------------------|-------------------|-------------------|------------|
| 2014     | \$957.68          | \$267.57          | \$1,053.72        | \$526.86          | \$2,805.83 |
| 2015     | \$1,005.63        | \$267.48          | \$942.10          | \$471.05          | \$2,686.26 |
| 2016     | \$994.29          | \$1,040.28        | \$1,261.43        | \$630.72          | \$3,926.72 |
| 2017     | \$1,027.86        | \$815.92          | \$921.89          | \$460.95          | \$3,226.62 |
| 2018     | \$1,009.18        | \$659.62          | \$634.15          | \$317.07          | \$2,620.02 |
| 2019     | \$1,034.25        | \$1,161.20        | \$570.82          | \$285.41          | \$3,051.68 |
| 2020     | \$1,147.01        | \$1,404.44        | \$357.20          | \$178.60          | \$3,087.25 |
| 2021     | \$1,173.08        | \$764.54          | \$38.75           | \$19.37           | \$1,995.74 |
| 2022     | \$1,035.87        | \$632.56          | \$0.00            | \$0.00            | \$1,668.43 |
|          | <b>\$9,384.85</b> | <b>\$7,013.61</b> | <b>\$5,780.06</b> | <b>\$2,890.03</b> |            |

|                           |               |
|---------------------------|---------------|
| <b>SPECIAL OVER 7500:</b> | <u>\$0.00</u> |
|---------------------------|---------------|

**TAX TOTALS: \$25,068.55**

|                              |                   |
|------------------------------|-------------------|
| In-Rem Fee                   | \$275.00          |
| Boarding Fee                 | \$336.00          |
| Appraisal Fee                | \$242.00          |
| Newspaper Sale ad            | \$55.81           |
| Lawn & Snow Care             | \$125.00          |
| <b>FEE &amp; COST TOTAL:</b> | <b>\$1,033.81</b> |

**FEE & COST TOTAL: \$1,033.81**

**GRAND TOTAL: \$26,102.36**

|                            |                                |  |
|----------------------------|--------------------------------|--|
| <b>DISPOSITION:</b>        |                                |  |
| TO:                        |                                |  |
| ON:                        |                                |  |
| <b>TOTAL COSTS:</b>        | <u>\$26,102.36</u>             |  |
| <b>SOLD / DONATED FOR:</b> |                                |  |
| <b>PROFIT OR (LOSS):</b>   |                                |  |
|                            | <b>GENERAL RECEIPT NUMBERS</b> |  |
|                            | NO: _____                      |  |
|                            | NO: _____                      |  |

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 4/19/2023

Appraised Value \$ 24,000.00

Sale Made By: Sealed Bid

Address 1012 State St  
 Municipality City of Racine  
 Parcel # 276-00002842000

Name, address & phone number of Purchaser:

Dustin Young dba L2L RE LLC

1608 16th St

Racine WI 53403

414-241-0251

dustin@l2lre.com

Tax Principal On Books \$ 9,384.85  
 Purchase Price \$ 36,000.00  
 Quit Claim Deed \$ 30.00  
 Specials Over \$7,500 \$ -  
 Recording Fee \$ 2.00  
 Specials \$ 7,013.61  
 Total Due \$ 36,032.00  
 Interest & Penalty \$ 8,670.09  
 Deposit \$ 7,200.00  
 Costs (In-Rem / Sale) \$ 1,033.81  
 Balance Due \$ 28,832.00

TOTAL COSTS \$ 26,102.36

Recommend Approval  
 Racine County Treasurer

*Buyer is responsible for all future taxes, special assessments & charges as well as utility bills or fees that have not been applied to the tax roll.*



**Description of Property:**

THE EAST 21 FEET OF THE EAST 52 FEET OF LOT 13, BLOCK 23, SAGES ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 EAST; SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

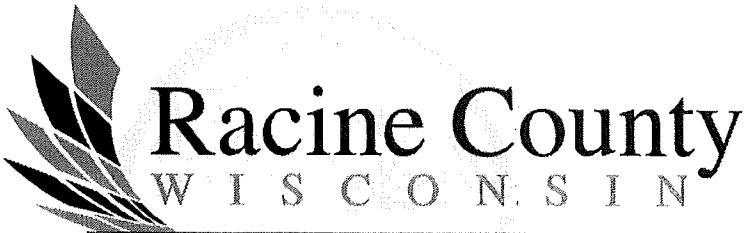
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Approve

Date

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Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

Sale Property Address: 1012 State St

Sale Parcel/Tax Key #: 276 - 00000 284 2000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 36,000<sup>00</sup>

*\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.*

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

*\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.*

Name(s): Dustin Young

Business Entity / Organization: L2L RE LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 1608 16th St Racine, WI 53403

Phone Number(s): 414 241 0251

Email Address: DUSTIN@L2LRE.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

- ① mixed use rental - residential upstairs, commercial downstairs
- ② mixed use commercial - retail 1st floor, office upstairs
- ③ outdoor patio space for coffee shop, entertainment (live music) or tavern

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

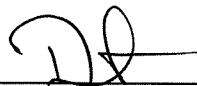
Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

Next door : 1006 State St      1442 N Memorial Dr  
 3710 Douglas Ave      1608 16th St

 \_\_\_\_\_  
 Bidder's Signature

3-7-2023  
 \_\_\_\_\_  
 Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 4/19/2023

Appraised Value \$ 24,000.00

Sale Made By: Sealed Bid

Address 1012 State St  
Municipality City of Racine  
Parcel # 276-000002842000

Purchase Price \$ 28,000.00

Tax Principal On Books \$ 9,384.85

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 7,013.61

Total Due \$ 28,032.00

Interest & Penalty \$ 8,670.09

Deposit \$ 5,600.00

Costs (In-Rem / Sale) \$ 1,033.81

Balance Due \$ 22,432.00

**TOTAL COSTS \$ 26,102.36**

Recommend Approval  
Racine County Treasurer

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

**Description of Property:**

THE EAST 21 FEET OF THE EAST 52 FEET OF LOT 13, BLOCK 23, SAGES ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 EAST; SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

|            |       |         |       |
|------------|-------|---------|-------|
| Disapprove | Date  | Approve | Date  |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |



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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

1012 State St Racine WI 53404

Sale Parcel/Tax Key #:

276-000002842 000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$28,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Business Entity / Organization:

Skip if you are bidding as an individual

Randall L'Atkland Family Trust

Mailing Address of Bidder:

222 State St Racine WI 53403

Phone Number(s):

262 632 2500

Email Address:

lincolnmanagementracine@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

make improvements and hold for investment



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

W7511 Thompson N Pembroke, WI      10018 Washington Ave, Mt Pleasant WI 53177

10104 Washington Ave Mt Pleasant, WI ~~53177~~ 53177



By Erik Aukland, as Trustee

3/3/2023

Bidder's Signature

Date Signed

Bidder's Signature

Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

1012 State Street, Racine, WI, 53405

Sale Parcel/Tax Key #:

276-00-00-02842-000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$25,000<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Jeffrey Garcia / Mackenzie Garcia

Business Entity / Organization:

*Skip if you are bidding as an individual* \_\_\_\_\_

Mailing Address of Bidder: 4041 16<sup>th</sup> Avenue, Kenosha, WI, 53140

Phone Number(s): (262) 358-7334 (262) 308-6450

Email Address: solomon0827@yahoo.com DyerMackenzie@aol.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We intend to live in upstairs if able to be re-zoned and converted into Loft area. My wife would like to open a salon & spa on main floor. If we dont win 2024 Franklin street, otherwise, we would still make salon but rent out upstairs.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

4015 17<sup>th</sup> Street, Racine, WI, 53405

  
Bidder's Signature

3/28/23  
Date Signed

Mackenzie Garcia  
Bidder's Signature

3/28/23  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <http://www.racinecounty.com/departments/county-treasurer/public-sale-of-property> or it can be obtained from the County Treasurer's office at the counter.

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 4/4/2023

PARCEL # 276-00-00-03-447-000

IN REM ACTION #: 2021-2

ITEM #: 62

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 20, BLOCK 7, W.G. GITTINGS CEDAR BEND ADDITION, BEING A RE-DIVISION OF BLOCKS 5,6 & 7,  
**DESCRIPTION:** HERRICK'S PARTITION PLAT, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE  
 CITY OF RACINE, RACINE COUNTY, WISCONSIN.

|                        |                          |
|------------------------|--------------------------|
| <b>PROP.</b>           |                          |
| <b>ADDRESS:</b>        | <u>1040 BIRCH ST</u>     |
| <b>ACRES/SQ FT:</b>    | <u>0.117</u>             |
| <b>ZONE/DESC:</b>      | <u>R-3 / RESIDENTIAL</u> |
| <b>ASSESSED VALUE:</b> |                          |
| Land:                  | \$8,000.00               |
| IMP:                   | \$42,000.00              |
| <b>TOTAL:</b>          | <b>\$50,000.00</b>       |

FORMER OWNER: REGINA R. GRANDBERRY

**FAIR MARKET VALUE:** \$55,400.00

**APPRAISED VALUE:** \$38,000.00  
**YEAR:** 2022

| TAX YEAR | NET TAX           | SPECIAL           | INT               | PEN               | TOTAL      |
|----------|-------------------|-------------------|-------------------|-------------------|------------|
| 2016     | \$1,019.81        | \$598.70          | \$1,003.48        | \$501.74          | \$3,123.73 |
| 2017     | \$1,056.79        | \$801.21          | \$929.01          | \$464.50          | \$3,251.51 |
| 2018     | \$1,043.37        | \$496.03          | \$584.97          | \$292.49          | \$2,416.86 |
| 2019     | \$984.93          | \$531.92          | \$394.38          | \$197.19          | \$2,108.42 |
| 2020     | \$1,147.44        | \$627.51          | \$248.49          | \$124.25          | \$2,147.69 |
| 2021     | \$1,095.91        | \$605.44          | \$34.02           | \$17.01           | \$1,752.38 |
| 2022     | \$1,311.44        | \$958.59          | \$0.00            | \$0.00            | \$2,270.03 |
|          | <b>\$7,659.69</b> | <b>\$4,619.40</b> | <b>\$3,194.35</b> | <b>\$1,597.18</b> |            |

**SPECIAL OVER 7500:** **\$0.00**

**TAX TOTALS:** **\$17,070.62**

|                   |   |
|-------------------|---|
| In-Rem Fee        | \$275.00                                |
| Boarding Fee      | \$1,752.00                              |
| Resecure Fees     | \$325.00                                |
| Eagle Movers      | \$380.00                                |
| Vacate Fee        | \$500.00                                |
| Appraisal Fee     | \$0.00                                  |
| Newspaper Sale ad | \$55.81                                 |
| Lawn & Snow Care  | \$125.00                                |
|                   | <b>FEE &amp; COST TOTAL: \$3,412.81</b> |

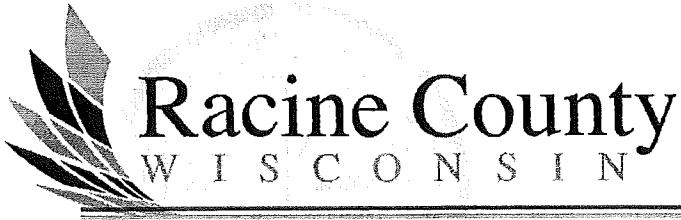
**GRAND TOTAL:** **\$20,483.43**

|   |   |
|---|---|
| <p><b>DISPOSITION:</b> _____</p> <p><b>TO:</b> _____</p> <p><b>ON:</b> _____</p> <p><b>TOTAL COSTS:</b> <span style="float: right;"><u>\$20,483.43</u></span></p> <p><b>SOLD / DONATED FOR:</b> _____</p> <p><b>PROFIT OR (LOSS):</b> _____</p> | <p style="text-align: center;"><b>GENERAL RECEIPT NUMBERS</b></p> <p><b>NO:</b> _____</p> <p><b>NO:</b> _____</p> |
|---|---|









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Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 1040 Birch St., Racine, WI 53403

Sale Parcel/Tax Key #: 276-00-00-03-447-000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 46,000<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Ian Kenneth Naujock

Business Entity / Organization:

Skip if you are bidding as an individual \_\_\_\_\_

Mailing Address of Bidder: 3216 Wander Ln., Mount Pleasant, WI 53406

Phone Number(s): (414) 465-9378

Email Address: inaujock@hotmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Personal residence - first time home buyer. Possess funds and means for updates, and improvements. Looking forward to making the property a nice place to live. ☺

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_

  
Bidder's Signature

03/29/2023  
Date Signed

Bidder's Signature

Date Signed

IAN NAWJOCK

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

**RACINE COUNTY - IN - REM  
OFFER TO PURCHASE**

|                        |                  |                       |              |
|------------------------|------------------|-----------------------|--------------|
| Date                   | 4/19/2023        | Appraised Value       | \$ 38,000.00 |
| Address                | 1040 Birch St    | Purchase Price        | \$ 41,203.00 |
| Municipality           | City of Racine   | Quit Claim Deed       | \$ 30.00     |
| Parcel #               | 276-000003447000 | Recording Fee         | \$ 2.00      |
| Tax Principal On Books | \$ 7,659.69      | Total Due             | \$ 41,235.00 |
| Specials Over \$7,500  | \$ -             | Interest & Penalty    | \$ 4,791.53  |
| Specials               | \$ 4,619.40      | Costs (In-Rem / Sale) | \$ 3,412.81  |
| Interest & Penalty     | \$ 4,791.53      |                       |              |
| Costs (In-Rem / Sale)  | \$ 3,412.81      |                       |              |
| TOTAL COSTS            | \$ 20,483.43     |                       |              |

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

SCC Homes LLC  
2706 Chicory Rd  
Mount Pleasant WI 53403  
262-880-1873  
cconner@theracineoffice.com

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

Recommend Approval  
Racine County Treasurer

Description of Property:  
 LOT 20, BLOCK 7, W.G. GITTINGS CEDAR BEND ADDITION, BEING A RE-DIVISION OF BLOCKS 5,6 & 7, HERRICKS PARTITION PLAT, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

| Disapprove | Date  | Approve | Date  |
|------------|-------|---------|-------|
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |
| _____      | _____ | _____   | _____ |



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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

Sale Property Address: 1040 Birch St

Sale Parcel/Tax Key #: 276-000003447000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$41,203

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): SCC Homes, LLC

Business Entity / Organization: SCC Homes, LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 2706 Chicory Rd; Mount Pleasant, WI 53403

Phone Number(s): 262-880-1873

Email Address: cconner@theracineoffice.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rehab property and sell to a first time home  
owner.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3700 Osborne Blvd; 1637 Superior St; 1609 St Clair St; 2702 Chicory Rd  
2706 Chicory Rd; 10832-10834 Washington Ave; Parcel # 032217004030

  
\_\_\_\_\_  
Bidder's Signature

03/30/2023  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 1040 Birch St

Sale Parcel/Tax Key #: 276-00-00-03-447-000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.  
\$ ~~40,000.00~~ 44,000.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): \_\_\_\_\_

Business Entity / Organization: my Father's House Property Management LLC  
Skip if you are bidding as an individual

Mailing Address of Bidder: P.O. Box 231, Racine WI 53401

Phone Number(s): 262-770-3115 / 785-608-1310 c

Email Address: mpfatherhouses59@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

As always, clean them out, fix them up, to pass on to the next home owner while putting the property back on the tax roll.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

March 30, 2023  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1040 BIRCH ST RACINE WI

**Sale Parcel/Tax Key #:**

276-000003447000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$38,000<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** MMA DEVELOPMENT LLC

**Business Entity / Organization:**

*Skip if you are bidding as an individual* MMA DEVELOPMENT LLC

**Mailing Address of Bidder:** 6333 HARBESIDE LN

**Phone Number(s):** 262 770 7231

**Email Address:** MMADEVELOPMENT2017@GMAIL.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

REHAB / RENTAL INCOME

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

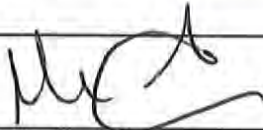
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*SEE ATTACHMENT*



\_\_\_\_\_  
Bidder's Signature

*3.20.23*

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

MMA DEVELOPMENT LLC  
CURRENTLY OWNS THE FOLLOWING  
PROPERTIES IN RACINE WI.

- 909 HAMILTON ST RACINE WI 53404
- 1126 BLAKE AVE RACINE WI 53404
- 1500 HAYES AVE RACINE WI 53405
- 1702 9TH ST RACINE WI 53403
- 2001 MEAD ST RACINE WI 53403
- 1221 N WISCONSIN ST RACINE WI 53402
- 1330 12TH ST RACINE WI 53403
- 1144 CENTER ST RACINE WI 53403
- 1626 WEST ST RACINE WI 53404
- 1112 ALBERT ST RACINE WI 53404
- 1631 EAST ST RACINE WI 53402
- 111 HOWLAND AVE RACINE WI 53404
- 1739 ILLINOIS ST RACINE WI 53405
- 1416 MARQUETTE ST RACINE WI 53404

## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 4/5/2023

PARCEL # 276-00-00-17-022-000

IN REM ACTION #: 2021-2

ITEM #: 131

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 7, BLOCK 5, RACINE COLLEGE ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID DESCRIPTION: LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

|                        |  |
|------------------------|--|
| <b>PROP. ADDRESS:</b>  | <u>2024 FRANKLIN ST</u>  |
| <b>ACRES/SQ FT:</b>    | <u>0.104</u>   |
| <b>ZONE/DESC:</b>      | <u>R-3 / RESIDENTIAL</u>   |
| <b>ASSESSED VALUE:</b> | Land: \$9,500.00<br>IMP: \$66,500.00<br><b>TOTAL: <u>\$76,000.00</u></b> |

FORMER OWNER: THE ESTATE OF MEARLEAN PATTON, DECEASED

|                           |                    |
|---------------------------|--------------------|
| <b>FAIR MARKET VALUE:</b> | <u>\$84,100.00</u> |
|---------------------------|--------------------|

|                         |                    |
|-------------------------|--------------------|
| <b>APPRAISED VALUE:</b> | <u>\$23,000.00</u> |
| <b>YEAR:</b>            | <u>2022</u>        |

| TAX YEAR | NET TAX            | SPECIAL           | INT               | PEN               | TOTAL      |
|----------|--------------------|-------------------|-------------------|-------------------|------------|
| 2014     | \$945.05           | \$0.00            | \$812.74          | \$406.37          | \$2,164.16 |
| 2015     | \$1,845.91         | \$1,092.14        | \$2,174.16        | \$1,087.08        | \$6,199.29 |
| 2016     | \$1,808.21         | \$259.49          | \$1,281.97        | \$640.99          | \$3,990.66 |
| 2018     | \$1,743.36         | \$121.64          | \$708.70          | \$354.35          | \$2,928.05 |
| 2019     | \$1,673.45         | \$904.23          | \$670.20          | \$335.10          | \$3,582.98 |
| 2020     | \$1,865.05         | \$650.25          | \$352.14          | \$176.07          | \$3,043.51 |
| 2021     | \$1,830.18         | \$1,586.40        | \$68.33           | \$34.17           | \$3,519.08 |
| 2022     | \$2,012.88         | \$565.88          | \$0.00            | \$0.00            | \$2,578.76 |
|          | <b>\$13,724.09</b> | <b>\$5,180.03</b> | <b>\$6,068.24</b> | <b>\$3,034.13</b> |            |

**SPECIAL OVER 7500: \$0.00**

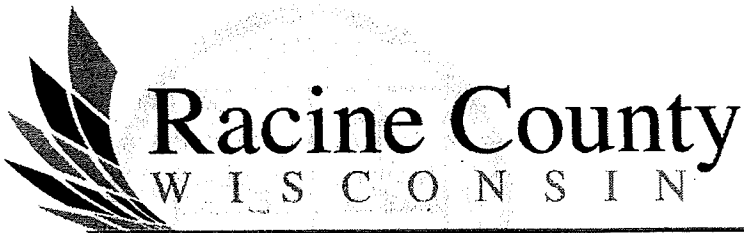
**TAX TOTALS: \$28,006.49**

|                              |                          |
|------------------------------|--------------------------|
| In-Rem Fee                   | \$275.00                 |
| Boarding Fee                 | \$2,496.00               |
| Appraisal Fee                | \$242.00                 |
| Newspaper Sale ad            | \$55.81                  |
| Lawn & Snow Care             | \$400.00                 |
| <b>FEE &amp; COST TOTAL:</b> | <b><u>\$3,468.81</u></b> |

**GRAND TOTAL: \$31,475.30**

|                                |                    |
|--------------------------------|--------------------|
| DISPOSITION:                   |                    |
| TO:                            |                    |
| ON:                            |                    |
| TOTAL COSTS:                   | <u>\$31,475.30</u> |
| SOLD / DONATED FOR:            |                    |
| PROFIT OR (LOSS):              |                    |
| <b>GENERAL RECEIPT NUMBERS</b> |                    |
| NO:                            |                    |
| NO:                            |                    |





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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

2024 Franklin St.

**Sale Parcel/Tax Key #:**

276<sup>0</sup> 000017022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$45,000

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Jose Pilar Loza and Alejandra M. Loza

**Business Entity / Organization:**

*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 1920 Franklin St.

**Phone Number(s):** 262-417-8161 or 262-497-4114

**Email Address:** avillarealty@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

\* See Attached Letter

Home will be for our growing family

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

JOSE P. LOZA  
Bidder's Signature

3-21-23  
Date Signed

Alexandria M. Loza  
Bidder's Signature

3-21-23  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



To whom it may concern:

We are proud homeowners of a property 1 block North of this property which we rehabbed ourselves. since 2015.

We have been married for 15 yrs and have 6 children 4 currently in RUSD, and 2 grad from RUSP, plus 1 grandbaby.

We not only live, work, and contribute to this community, but we also are members of our block watch group, and have our Alderwoman as a neighbor.

We are not investors, flippers, or real estate companies looking to a profit. Or bring in people who only contribute to the violence or unkept properties, or people whom don't care about this community, or its surroundings.

We hope you take our bid into consideration as it's our life savings + borrowed from family.

We would like to rehab and keep this property for our growing children's needs for their own family. We want to contribute to this area by keeping our priority to have a safe, clean, lived in home.

Our community, schools, families and children near + surrounding this property deserve this.

Thank You

Loza Family.





Office of County Treasurer

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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

2024 Franklin St. Racine, WI 53403

**Sale Parcel/Tax Key #:**

276-0000 17022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$38,000

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** \_\_\_\_\_

**Business Entity / Organization:**

*Skip if you are bidding as an individual* Randall L. Akland Family Trust

**Mailing Address of Bidder:** 222 State St. Racine, WI 53403

**Phone Number(s):** 262 632 2500

**Email Address:** lincolnmanagementracine@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

make improvements and hold for investment



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

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- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

WTSII Thompson N Pembine, WI      10018 Washington Ave Mt Pleasant, WI 53177  
10104 Washington Ave Mt Pleasant, WI 53177

  
Bidder's Signature

By Erik Aukland, as Trustee

3/31/2023  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 2024 Franklin St.

**Sale Parcel/Tax Key #:** 276-000017022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
37,555

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Jasmine Bohannon

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 2516 Ashland Ave. Racine WI 53403

**Phone Number(s):** 262-705-0590

**Email Address:** jasmine.bohannon@yahoo.com

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

If I win my bid, I would like to fix property up to city code and move in property.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

*Armin Bohann*  
Bidder's Signature

3-30-23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 2024 FRANKLIN ST

**Sale Parcel/Tax Key #:** 276-000017022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

35200

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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**Name(s):** Ron Mahdi

**Business Entity / Organization:**  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 1901 Deane Blvd, Racine WI 53403

**Phone Number(s):** 617-359-1376, 262-498-8217

**Email Address:** rmahdi@berklee.edu

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Renovate property possibly turn property into a single family house if feasible. Make it the nicest house on

block.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

        *R. M. [Signature]*          
Bidder's Signature

        3-30-2023          
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 2024 Franklin Street Racine

**Sale Parcel/Tax Key #:** 276-000017022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
34,500.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
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**Name(s):** Suren Siva

**Business Entity / Organization:** Ag5 Group LLC  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 18120 Prairie Falcon Ln, Brookfield, WI 53045

**Phone Number(s):** 262-391-2706

**Email Address:** Suren\_siva@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I am buying the property to help out a single mom with 5 kids. She is a First time Home Buyer. She works for me as a full time employee. She will own the house in 36 months if she keeps up the payment to me. Technically I am giving an Interest Free Loan.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1823 Roe Av, Racine, WI

  
Bidder's Signature

3/30/23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.





**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 2024 Franklin St

**Sale Parcel/Tax Key #:** 276-000017022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$31,203

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** SCC Homes, LLC

**Business Entity / Organization:** SCC Homes, LLC  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 2706 Chicory Rd; Mount Pleasant, WI 53403;

**Phone Number(s):** 262-880-1873

**Email Address:** cconnere@theracineoffice.com

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rehab property and sell to a first time home  
owner.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3700 Osborne Blvd; 1637 Superior St; 1609 St Clair St; 2702 Chicory Rd  
2706 Chicory Rd; 10832-10834 Washington Ave; Parcel # 032217004010

  
\_\_\_\_\_  
Bidder's Signature

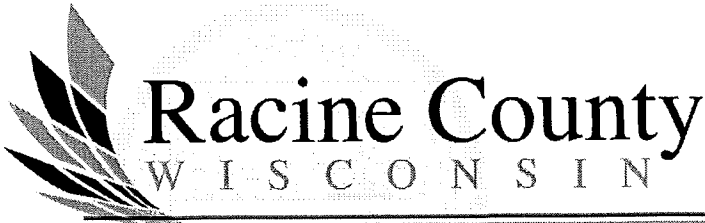
03/30/2023  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.





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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 2024 Franklin St.

**Sale Parcel/Tax Key #:** 276-00-00-17-022-000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$31,000.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
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**Name(s):** Charles & Sylvia Adams

**Business Entity / Organization:** N/A  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 2012 Franklin St.

**Phone Number(s):** 262-672-9807

**Email Address:** Advocating4u@icloud.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Please see attached..



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

NONE 2012 Franklin St

Charles E Adams

Bidder's Signature

3/14/23

Date Signed

Sylvia Adams

Bidder's Signature

3/14/23

Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

March 17,2023

**SEALED BID 2024 FRANKLIN ST**

**Office of the Treasurer**

**730 Wisconsin Ave**

**Racine, WI 53403**

Dear Office of the Treasurer,

I am writing to present a bid on the property located at 2024 Franklin Street.

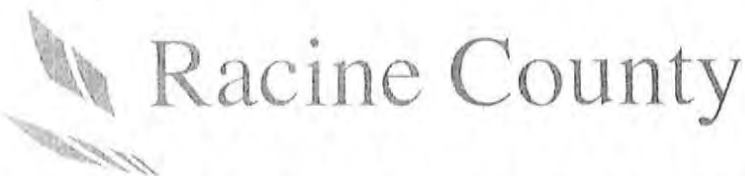
My intended use of the property will be to carry down the tradition of providing security and a home for two of my adult granddaughters. I have lived at 2012 Franklin Street for over 38 years and have raised my children in the home that we own. I am dedicated to the preserving, improving, and beautifying of our neighborhood. This will be a third and fourth generation raised within the same block of Franklin Street. Also, as a concerned neighbor there are too many assisted living facilities, group homes and properties that are being purchased by investors in the neighborhood and they are only interested in money and not improving the neighborhood.

Please take our bid into consideration.

Thank you,

Charles & Sylvia Adams





Office of County Treasurer

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262-636-3339  
fax: 262-636-3279  
RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 2024 Franklin Street, Racine, WI.

Sale Parcel/Tax Key #: 276-00-00-17022-000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$30,000.00

*\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.*

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

*\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.*

Name(s): Jeffrey Garcia / Mackenzie Garcia

Business Entity / Organization: Skip if you are bidding as an individual

Mailing Address of Bidder: 4041 6<sup>th</sup> Avenue, Kenosha, WI 53140

Phone Number(s): (262) 358-7334 (262) 308-6450

Email Address: Solomon0827@yahoo.com DyerMackenzie@aol.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We intend to have it rehabbed by licensed and insured contractor in order for my family to live in one unit and rent the other to family member.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family    Multi-Family    Time Share Unit    Agriculture

Commercial    Utility    Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

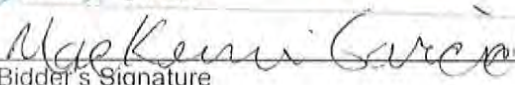
I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

4015 17<sup>th</sup> street, Racine, WI, 53405

  
Bidder's Signature

3/28/23  
Date Signed

  
Bidder's Signature

3/28/23  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at [http://www.ci.racine.wi.us/department/courty\\_treasurer/public\\_sale\\_of\\_properties.html](http://www.ci.racine.wi.us/department/courty_treasurer/public_sale_of_properties.html) or it can be obtained from the County Treasurer's office at the counter.







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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

Sale Property Address: 2024 franklin st

Sale Parcel/Tax Key #: 276-000017022000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$27,888

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Forrest Norton

Business Entity / Organization:  
*Skip if you are bidding as an individual* \_\_\_\_\_

Mailing Address of Bidder: 1557 holmes Racine WI 53405

Phone Number(s): 262-822-2293

Email Address: mfenkl87@yahoo.com

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

family member will live in lower unit  
and rent the upper

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

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- I swear and certify that I am not a relative of the former owner of the above listed property.
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- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1557 holmes ave      1545 Quincy ave

1547 holmes ave

Forrest Norton  
Bidder's Signature

3-24-23  
Date Signed

Forrest Norton  
Bidder's Signature

3-24-23  
Date Signed

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Office of County Treasurer

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Racine, WI 53403  
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RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 2024 Franklin St, Racine

Sale Parcel/Tax Key #: 276-00-00-17-022-000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.  
\$27,000 -

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): \_\_\_\_\_

Business Entity / Organization: my Father's House Property Management LLC  
Skip if you are bidding as an individual

Mailing Address of Bidder: P.O. Box 231, Racine

Phone Number(s): 262-770-3115 / 785-608-1310C

Email Address: myfatherhouses59@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

clean out, fix it, to make available for the next  
homeowner, while making the community better

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

*Ch. Pitt Whitney to MFL*  
Bidder's Signature

*March 30, 2023*  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

2024 Franklin Street

Sale Parcel/Tax Key #:

276-000017022000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$26,275

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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Name(s): Mary Kathleen Pettinger

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder: 387 Lake Street, Green Lake WI 54941

Phone Number(s): (262) 412-6147

Email Address: Kpettinger@ymail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rehab to suitable living conditions and rent out.  
(to long term renters)

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

- ① 808 / 810 17<sup>th</sup> Street, Racine WI
- ② 1647 Wisconsin Street, Racine WI
- ③ 387 Lake Street, Green Oak WI
- ④ 577 South Street, Greendale WI

[Signature]  
Bidder's Signature

3/30/2023  
Date Signed

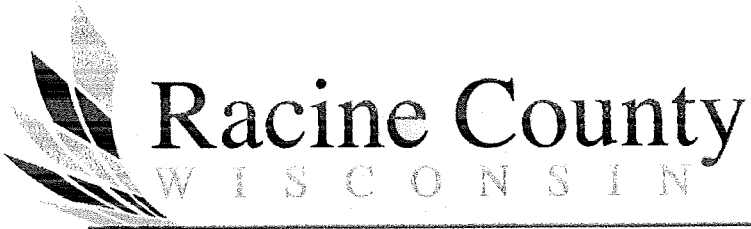
\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-RFM SFAI FD BID - SAI F FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 2024 FRANKLIN STREET

**Sale Parcel/Tax Key #:** 276 - 0000 170 22 000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$ 26,000

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
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**Name(s):** Francisco Gutierrez

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 239 Jones Street Racine WI 53404

**Phone Number(s):** 262-902-2316

**Email Address:** 02241gutierrez2@gmail.com

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Personal living  
\_\_\_\_\_  
\_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

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I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

239 Jones street.

Francisco Gutierrez  
Bidder's Signature

3-28-23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 2024 Franklin St Racine, WI

Sale Parcel/Tax Key #: 276-00-00-17-022-000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$ 25600

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
**\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.**

Name(s): IVAN ORTIZ

Business Entity / Organization: I & I PROPERTIES LLC <sup>53406</sup>  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 147 S. Emmertsen Rd MT. Pleasant, WI

Phone Number(s): 262-989-9669

Email Address: Ortizivan2810@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Have my parents live downstairs and rent upstairs to help with expenses.



**Will this parcel be the primary residence of the buyer?** *Parents*

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

147 S. Emmertsen Rd Mt. Pleasant, WI 53406

1805 Grand Ave Racine, WI 53403

  
Bidder's Signature

3-30-23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 2024 Franklin street Racine, WI 53403

**Sale Parcel/Tax Key #:** 276-000017022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
25,200

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
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**Name(s):** Raul Pardo

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 1609 FLETT Ave Racine, WI 53405

**Phone Number(s):** 262-234-9946

**Email Address:** Raul Pire 1982 @ Gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I plan to make this my primary residents

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

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- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1609 Flett Ave Racine, WI 53405

2012 Center street Racine, WI 53403

Raul Pinedo  
Bidder's Signature

3-28-23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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Office of County Treasurer  
 730 Wisconsin Avenue  
 Racine, WI 53403  
 262-636-3339  
 fax: 262-636-3279  
 RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
 IN-REM SEALED BID - SALE FORM  
 MINIMUM BID OR GREATER REQUIRED**

Sale Property Address: 2024 FRANKLIN St. Racine, WI 53403

Sale Parcel/Tax Key #: 17022000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$25,100.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
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Name(s): DEBORAH Price, Walter Freitag

Business Entity / Organization:  
 Skip if you are bidding as an individual \_\_\_\_\_

Mailing Address of Bidder: 2032 FRANKLIN St. Racine, WI 53403

Phone Number(s): 262-488-8888, 262-748-0922

Email Address: deborah.price@CBExchange.com  
WFreitag0411@yahoo.com

**Intended Use of Property**  
 Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rental, Retirement income

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

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I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

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Bidder's Signature

3/29/23

Date Signed



Bidder's Signature

3/29/23

Date Signed

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Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

2024 Franklin St.

Sale Parcel/Tax Key #:

276-00-00-17-022-000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 25,000.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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Name(s): Roman Alex Cervantes

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder: 1548 Kearney Ave. 53405 Racine, WI

Phone Number(s): (262) 822-7332

Email Address: alexCervantes117974@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I intend on fixing the house so it's livable for me and my family. The exterior of the house will get fixed as well as the interior. landscaping, painting whatever is needed.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

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I swear and certify that I am not a relative of the former owner of the above listed property.

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I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

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\_\_\_\_\_

*Roman A. Caruto*  
Bidder's Signature

03-27-2023  
Date Signed

*Roman A. Caruto*  
Bidder's Signature

03-27-2023  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.





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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

2024 FRANKLIN ST RACINE WI

Sale Parcel/Tax Key #:

276-000017022000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 23,100<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
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Name(s): MMA DEVELOPMENT LLC

Business Entity / Organization: MMA DEVELOPMENT LLC  
Skip if you are bidding as an individual

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

REHAB | RENTAL INCOME



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

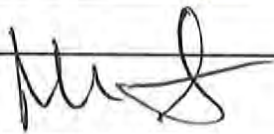
Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

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Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*SEE ATTACHMENT*



\_\_\_\_\_  
Bidder's Signature

*3.20.23*

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

MMA DEVELOPMENT LLC  
CURRENTLY OWNS THE FOLLOWING  
PROPERTIES IN RACINE WI.

- 909 HAMILTON ST RACINE WI 53404
- 1126 BLAKE AVE RACINE WI 53404
- 1500 HAYES AVE RACINE WI 53405
- 1702 9TH ST RACINE WI 53403
- 2001 MEAD ST RACINE WI 53403
- 1221 N WISCONSIN ST RACINE WI 53402
- 1330 12TH ST RACINE WI 53403
- 1144 CENTER ST RACINE WI 53403
- 1626 WEST ST RACINE WI 53404
- 1112 ALBERT ST RACINE WI 53404
- 1631 EAST ST RACINE WI 53402
- 111 HOWLAND AVE RACINE WI 53404
- 1739 ILLINOIS ST RACINE WI 53405
- 1416 MARQUETTE ST RACINE WI 53404

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 4/19/2023 Appraised Value \$ 23,000.00

Sale Made By: Sealed Bid

Address 2024 Franklin St  
 Municipality City of Racine  
 Parcel # 276-000017022000 Purchase Price \$ 23,100.00

Tax Principal On Books \$ 13,724.09 Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ - Recording Fee \$ 2.00

Specials \$ 5,180.03 Total Due \$ 23,132.00

Interest & Penalty \$ 9,102.37 Deposit \$ 4,620.00

Costs (In-Rem / Sale) \$ 3,468.81 Balance Due \$ 18,512.00

TOTAL COSTS \$ 31,475.30

Recommend Approval  
Racine County Treasurer

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

**Description of Property:**

LOT 7, BLOCK 5, RACINE COLLEGE ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_ Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_





Office of County Treasurer

730 Wisconsin Avenue  
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RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 2024 Franklin St. Racine Wi,

Sale Parcel/Tax Key #: 276-000017022000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$23100.00

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Name(s): Benito Barrios

Business Entity / Organization: Barrios brothers demolition LLC  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: 1320 Summit Ave. Racine Wi, 53404

Phone Number(s): 2623830042

Email Address: Benitobarrios0@gmail.com

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I plan to fix the property and using it  
to provide housing for residents of  
Racine.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

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\_\_\_\_\_

Burt Barrios  
Bidder's Signature

3-30-23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

2024 Franklin ST

**Sale Parcel/Tax Key #:**

276-000017022000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

23000

(4600)

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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**Name(s):**

Randy Wesley

**Business Entity / Organization:**

*Skip if you are bidding as an individual*

**Mailing Address of Bidder:**

1210 Appaloosa TRCL Racine WI 53402

**Phone Number(s):**

414 899 7623

**Email Address:**

r.wesley21@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

rehab and keep for a rental

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family

Multi-Family

Time Share Unit

Agriculture

Commercial

Utility

Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

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I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

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1929 Erie ST

1210 Appaloosa A TRL

908 Blaine Ave

1841 Center ST



Bidder's Signature

3-23-2023

Date Signed

Bidder's Signature

Date Signed

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## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 4/5/2023

PARCEL # 276-00-00-20-812-038

IN REM ACTION #: 2021-2

ITEM #: 150

JUDGMENT DOC #: 2624600

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 3, BLOCK 28, IN SHORECREST MANOR NO. 7, BEING A SUBDIVISION OF PART OF THE NORTHWEST DESCRIPTION: 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

|                        |                            |
|------------------------|----------------------------|
| <b>PROP. ADDRESS:</b>  | <u>1009 MONTCLAIR DR</u>   |
| <b>ACRES/SQ FT:</b>    | <u>0.138</u>               |
| <b>ZONE/DESC:</b>      | <u>R-2 / RESIDENTIAL</u>   |
| <b>ASSESSED VALUE:</b> |                            |
| Land:                  | \$22,000.00                |
| IMP:                   | \$123,000.00               |
| <b>TOTAL:</b>          | <b><u>\$145,000.00</u></b> |

FORMER OWNER: PATRICIA A. DUNK

|                           |                     |
|---------------------------|---------------------|
| <b>FAIR MARKET VALUE:</b> | <u>\$160,600.00</u> |
| <b>APPRAISED VALUE:</b>   | <u>\$125,000.00</u> |
| <b>YEAR:</b>              | <u>2022</u>         |

| TAX YEAR | NET TAX                   | SPECIAL                  | INT                      | PEN                      | TOTAL      |
|----------|---------------------------|--------------------------|--------------------------|--------------------------|------------|
| 2018     | \$3,522.54                | \$692.80                 | \$1,601.83               | \$800.91                 | \$6,618.08 |
| 2019     | \$3,546.25                | \$1,126.97               | \$1,215.04               | \$607.52                 | \$6,495.78 |
| 2020     | \$3,769.47                | \$2,095.44               | \$821.09                 | \$410.54                 | \$7,096.54 |
| 2021     | \$3,778.84                | \$1,242.52               | \$100.43                 | \$50.21                  | \$5,172.00 |
| 2022     | \$3,941.83                | \$1,193.59               | \$0.00                   | \$0.00                   | \$5,135.42 |
|          | <b><u>\$18,558.93</u></b> | <b><u>\$6,351.32</u></b> | <b><u>\$3,738.39</u></b> | <b><u>\$1,869.18</u></b> |            |

**SPECIAL OVER 7500:** \$0.00

**TAX TOTALS:** \$30,517.82

|                              |                          |
|------------------------------|--------------------------|
| In-Rem Fee                   | \$275.00                 |
| Boarding Fee                 | \$1,865.00               |
| Appraisal Fee                | \$242.00                 |
| Newspaper Sale ad            | \$55.81                  |
| Lawn & Snow Care             | \$400.00                 |
| <b>FEE &amp; COST TOTAL:</b> | <b><u>\$2,837.81</u></b> |

**GRAND TOTAL:** \$33,355.63

|                            |                                |
|----------------------------|--------------------------------|
| <b>DISPOSITION:</b>        |                                |
| TO:                        |                                |
| ON:                        |                                |
| <b>TOTAL COSTS:</b>        | <u>\$33,355.63</u>             |
| <b>SOLD / DONATED FOR:</b> |                                |
| <b>PROFIT OR (LOSS):</b>   |                                |
|                            | <b>GENERAL RECEIPT NUMBERS</b> |
|                            | NO: _____                      |
|                            | NO: _____                      |





**Office of County Treasurer**  
 730 Wisconsin Avenue  
 Racine, WI 53403  
 262-636-3339  
 fax: 262-636-3279  
 RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
 IN-REM SEALED BID - SALE FORM  
 MINIMUM BID REQUIRED**

**Sale Property Address:**

1009 Montclair Dr. Racine WI 53402

**Sale Parcel/Tax Key #:**

276-00-00-20-812-038

**Bid Offer Amount:** Bid must be minimum bid amount or higher to be considered a valid bid.

\$137,125.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Nicholaus Haas

**Business Entity / Organization:** Hanetti Properties LLC  
 Skip if you are bidding as an individual

**Mailing Address of Bidder:** 1142 232nd Ave Trevor WI 53179

**Phone Number(s):** (262)-880-5960

**Email Address:** nhaag@hanettiproperties.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Renovate home to increase tax assessment and sell

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family

Multi-Family

Time Share Unit

Agriculture

Commercial

Utility

Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1 Primary Residence, at 11412 232nd Ave Trevor WI 53179

Bidder's Signature

3-23-23

Date Signed

Bidder's Signature

Date Signed

**Buyer's Responsibilities:**

Buyer is responsible for all future taxes, special assessments and special charges, as well as any charges, utility bills, or fees, that have not been applied to the tax roll. Buyer is responsible for investigating with water and sewer department and code enforcement department for future fees and charges they may be responsible for.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.







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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

1009 MONTCLAIR DR, RACINE

Sale Parcel/Tax Key #:

276-00-00-20-812-038

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 131,300.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): ELLEN HARRISON

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder: 3318 3RD AVE, RACINE WI 53402

Phone Number(s): 815-514-5206

Email Address: EllenHarrison@msn.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

IT WILL BE MY PRIMARY RESIDENCE. I'M A SENIOR, RETIRED, ON SOCIAL SECURITY AND I'M LOOKING FOR AN AFFORDABLE HOME ON THE NORTH SIDE CLOSE TO MY FAMILY. ALTHOUGH MY INCOME IS MODEST I HAVE THE RESOURCES AND EXPERIENCE TO PERFORM REQUIRED REPAIRS AND IMPROVEMENTS TO BRING THE PROPERTY TO AN EXCELLENT CONDITION.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3318 3RD AVE, RACINE, OWNED BY RICHEST LIFE LLC

  
Bidder's Signature

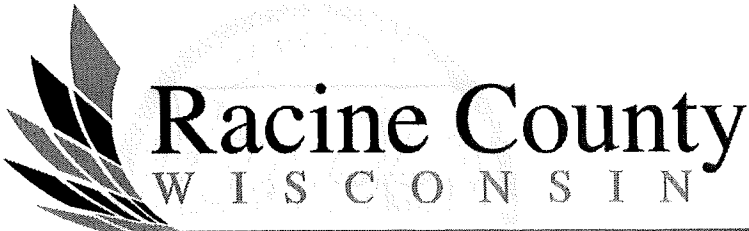
3/28/23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.





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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1009 Montclair Dr Racine

**Sale Parcel/Tax Key #:**

276-00-00-20-812-038

**Bid Offer Amount:** Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 131,250 -

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Robert Kowalski

**Business Entity / Organization:**

Skip if you are bidding as an individual

**Mailing Address of Bidder:** 5306 Douglas Ave Racine WI 53402

**Phone Number(s):** 262-994-8526

**Email Address:** Rob@FTABNL.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

REHAB AND RESIDE OR RENT



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3929 Belmont Ave / 2039 Seltman Tr  
 441 Milwaukee Ave / 35 Harmon Dr

  
Bidder's Signature

3/31/23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.





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RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 1009 Montclair Dr

**Sale Parcel/Tax Key #:** 276-000020812038

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$ 131,203

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** SCC Homes, LLC

**Business Entity / Organization:** SCC Homes, LLC  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 2706 Chicory Rd; Mount Pleasant, WI 53403;

**Phone Number(s):** 262-880-1873

**Email Address:** cconner@theracineoffice.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rehab property and sell to a first time home  
owner.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

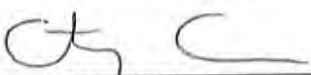
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3700 Osborne Blvd; 1637 Superior St; 1609 St Clair St; 2702 Chicory Rd  
2706 Chicory Rd; 10832 - 10834 Washington Ave; Parcel # 032217004010

  
Bidder's Signature

03/30/2023  
Date Signed

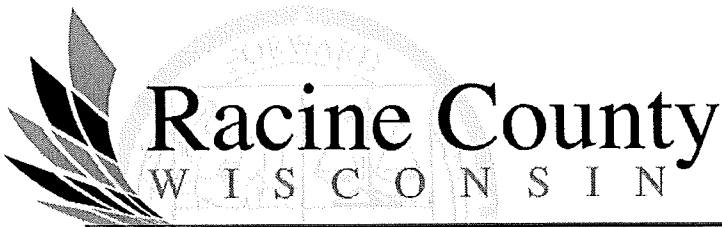
\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







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RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 1009 Montclair Dr.

**Sale Parcel/Tax Key #:** 276000020812038

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$130,500.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Waura Gutierrez

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 2203 Crown Point Dr. Racine WI 53402

**Phone Number(s):** ~~266~~ 262 8805439

**Email Address:** Elypalafox@live.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I would like to fix it (clean it) for  
my family (Parents).

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

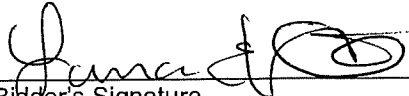
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

  
Bidder's Signature

3.23.23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 4/19/2023 Appraised Value \$ 125,000.00

Sale Made By: Sealed Bid

Address 1009 Montclair Dr  
 Municipality City of Racine  
 Parcel # 276-000020812038

Name, address & phone number of Purchaser:

Cesar & Carlos Hernandez dba Dos Investors LLC  
967 S 56th St  
West Allis WI 53214  
414-737-3236  
Cesar@DosInvestors.com

Tax Principal On Books \$ 18,558.93 Quit Claim Deed \$ 30.00  
 Specials Over \$7,500 \$ - Recording Fee \$ 2.00  
 Specials \$ 6,351.32 Total Due \$ 130,132.00  
 Interest & Penalty \$ 5,507.57 Deposit \$ 26,020.00  
 Costs (In-Rem / Sale) \$ 2,837.81 Balance Due \$ 104,112.00

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

TOTAL COSTS \$ 33,355.63

Recommend Approval  
Racine County Treasurer

Description of Property: LOT 3, BLOCK 28, IN SHORECREST MANOR NO. 7, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove \_\_\_\_\_ Date \_\_\_\_\_ Approve \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1009 Montclair Dr. Racine

**Sale Parcel/Tax Key #:**

276-000020812038

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

130,100

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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**Name(s):** Cesar Hernandez, Carlos Hernandez

**Business Entity / Organization:**

*Skip if you are bidding as an individual* Dos Investors LLC

**Mailing Address of Bidder:** 967 S. 56<sup>th</sup> St. West Allis, WI 53214

**Phone Number(s):** 414-737-3236

**Email Address:** Cesar@DosInvestors.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We plan to update/renovate the  
property and rent to a family.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

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I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

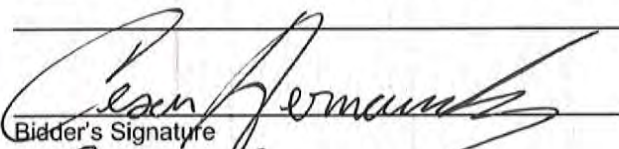
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3452 1st Ave, Racine, 8422 W. Keef Ave, Milwaukee

  
Bidder's Signature

3-29-2023  
Date Signed

  
Bidder's Signature

3/29/2023  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 1069 Montclair Dr. Racine, WI

Sale Parcel/Tax Key #: 276-0000 20812 038

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$127,100.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Elizabeth Schram

Business Entity / Organization:  
*Skip if you are bidding as an individual* \_\_\_\_\_

Mailing Address of Bidder: 11817 Golf Rd Franksville WI 53126

Phone Number(s): 262 672 3253

Email Address: bethschram1@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

My son and fiancé will live in the home.  
He is a manager at Menards and will  
improve the property while occupying it.



Will this parcel be the primary residence of the buyer? Family member

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

See Attached

[Signature]

Bidder's Signature

3-28-2023

Date Signed

Bidder's Signature

Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



|                     |
|---------------------|
| 1417 Melvin ave     |
| 1112 Romaine Ave    |
| 1510 Carlisle       |
| 2064 N Main St.     |
| 2815 Washington ave |
| 1854 Jupiter ave    |
| 4601 Wright Ave     |
| 2411 Gilson st      |
| 2702 Loraine Ave    |
| 1925 Rapids Dr      |
| 11817 Golf rd       |
| 2915 Pinehurst Ave  |





**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279  
RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 1009 MONTCLAIR DR

**Sale Parcel/Tax Key #:** 276-000020812038

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$126,111

*\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.*

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
*\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.*

**Name(s):** Ralph Rudolf

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 28510 Ray Dr Waterford, WI 53185

**Phone Number(s):** 4145108141

**Email Address:** ralphrr2@hotmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Sell house in waterford to move in this house

\_\_\_\_\_

\_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

28510 Ray Dr Waterford

\_\_\_\_\_  
Bidder's Signature

3-21-23  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/courty-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
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fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

1009 MONTCLAIR DR RACINE WI

Sale Parcel/Tax Key #:

276 0000 2081 2038

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$ 125,600<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): MMA DEVELOPMENT LLC

Business Entity / Organization:

Skip if you are bidding as an individual MMA DEVELOPMENT LLC

Mailing Address of Bidder: 6333 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMADEVELOPMENT2017@GMAIL.COM

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

REHAB | RENTAL INCOME

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co


Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*SEE ATTACHMENT*

\_\_\_\_\_  


Bidder's Signature

3.20.23  
Date Signed

\_\_\_\_\_

Bidder's Signature

\_\_\_\_\_

Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

MMA DEVELOPMENT LLC  
CURRENTLY OWNS THE FOLLOWING  
PROPERTIES IN RACINE WI.

- 909 HAMILTON ST RACINE WI 53404
- 1126 BLAKE AVE RACINE WI 53404
- 1500 HAYES AVE RACINE WI 53405
- 1702 9<sup>TH</sup> ST RACINE WI 53403
- 2001 MEAD ST RACINE WI 53403
- 1221 N WISCONSIN ST RACINE WI 53402
- 1330 12<sup>TH</sup> ST RACINE WI 53403
- 1144 CENTER ST RACINE WI 53403
- 1626 WEST ST RACINE WI 53404
- 1112 ALBERT ST RACINE WI 53404
- 1631 EAST ST RACINE WI 53402
- 111 HOWLAND AVE RACINE WI 53404
- 1739 ILLINOIS ST RACINE WI 53405
- 1416 MARQUETTE ST RACINE WI 53404



## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 4/5/2023

PARCEL # 276-00-00-22-767-000

IN REM ACTION #: 2021-2

ITEM #: 157

JUDGMENT DOC #: 2624600

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 9, BLOCK 18, WEST RACINE HOME ADDITION, BEING A PART OF THE NORTHWEST 1/4 OF SECTION DESCRIPTION: 19, TOWNSHIP 3 NORTH, RANGE 23 EAST. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

|                        |                            |
|------------------------|----------------------------|
| <b>PROP. ADDRESS:</b>  | <u>4414 SEVENTEENTH ST</u> |
| <b>ACRES/SQ FT:</b>    | <u>0.103</u>               |
| <b>ZONE/DESC:</b>      | <u>R-2 / RESIDENTIAL</u>   |
| <b>ASSESSED VALUE:</b> |                            |
| Land:                  | <u>\$13,700.00</u>         |
| IMP:                   | <u>\$96,300.00</u>         |
| <b>TOTAL:</b>          | <b><u>\$110,000.00</u></b> |

FORMER OWNER: RONALD E. WOOD

**FAIR MARKET VALUE:** \$121,900.00

**APPRAISED VALUE:** \$62,000.00  
**YEAR:** 2022

| TAX YEAR | NET TAX            | SPECIAL           | INT                | PEN                | TOTAL       |
|----------|--------------------|-------------------|--------------------|--------------------|-------------|
| 2011     | \$2,610.02         | \$47.34           | \$3,241.98         | \$1,620.99         | \$7,520.33  |
| 2012     | \$2,631.26         | \$463.13          | \$3,403.83         | \$1,701.91         | \$8,200.13  |
| 2013     | \$2,565.58         | \$1,612.39        | \$4,094.41         | \$2,047.21         | \$10,319.59 |
| 2014     | \$2,455.06         | \$306.76          | \$2,375.17         | \$1,187.58         | \$6,324.57  |
| 2015     | \$2,582.86         | \$515.11          | \$2,292.50         | \$1,146.25         | \$6,536.72  |
| 2016     | \$2,535.98         | \$1,689.50        | \$2,619.80         | \$1,309.90         | \$8,155.18  |
| 2017     | \$2,478.58         | \$1,030.17        | \$1,754.38         | \$877.19           | \$6,140.32  |
| 2018     | \$2,472.54         | \$746.51          | \$1,223.24         | \$611.62           | \$5,053.91  |
| 2019     | \$2,554.77         | \$871.22          | \$890.76           | \$445.38           | \$4,762.13  |
| 2020     | \$2,344.46         | \$0.00            | \$328.22           | \$164.11           | \$2,836.79  |
| 2021     | \$2,790.39         | \$978.90          | \$75.38            | \$37.69            | \$3,882.36  |
| 2022     | \$2,964.84         | \$1,068.41        | \$0.00             | \$0.00             | \$4,033.25  |
|          | <b>\$30,986.34</b> | <b>\$9,329.44</b> | <b>\$22,299.67</b> | <b>\$11,149.83</b> |             |

**SPECIAL OVER 7500:** \$0.00

**TAX TOTALS:** \$73,765.28

|                              |                          |
|------------------------------|--------------------------|
| In-Rem Fee                   | \$275.00                 |
| Boarding Fee                 | \$1,765.00               |
| Appraisal Fee                | \$0.00                   |
| Newspaper Sale ad            | \$55.81                  |
| Lawn & Snow Care             | \$325.00                 |
| <b>FEE &amp; COST TOTAL:</b> | <b><u>\$2,420.81</u></b> |

**GRAND TOTAL:** **\$76,186.09**

|  |  |
|--|--|
| <p>DISPOSITION: _____</p> <p>TO: _____</p> <p>ON _____</p> <p>TOTAL COSTS: <span style="float: right;"><u>\$76,186.09</u></span></p> <p>SOLD / DONATED FOR: _____</p> <p>PROFIT OR (LOSS): _____</p> | <p style="text-align: center;">GENERAL RECEIPT NUMBERS</p> <p>NO: _____</p> <p>NO: _____</p> |
|--|--|





Office of County Treasurer

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 4914 17th st.

Sale Parcel/Tax Key #: 276-000022767000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.
\$65,500.00

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Enrique Ortiz

Business Entity / Organization: Skip if you are bidding as an individual

Mailing Address of Bidder: 2203 Crown point dr Racine 53402

Phone Number(s): 4149496766

Email Address: Hankortiz11@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I would like to fix it and keep it for myself to live

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes    No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family    Multi-Family    Time Share Unit    Agriculture

Commercial    Utility    Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

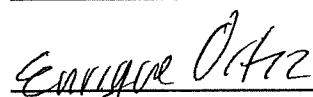
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_



Bidder's Signature

3-30-23

Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



# ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: VILLAGE OF CALEDONIA

Updated: 4/4/2023

PARCEL # 104-04-22-31-021-000

IN REM ACTION #: 2020-1

JUDGMENT DOC #: 2562014

ITEM #: 7

JUDGEMENT DATE: 8/19/2020

**LEGAL DESCRIPTION:** THE EAST ONE-HUNDRED NINETY-EIGHT (198) FEET OF THE SOUTH EAST ONE-QUARTER (1/4) OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE AND STATE OF WISCONSIN.

**PROP. ADDRESS:** 13038 GOLF RD

**FORMER OWNER:** BERNARD C BAUER, AS TRUSTEE OF THE REVOCABLE LIVING TRUST PLUS OF BERNARD C BAUER

**ASSESSED VALUE / 2019**

Land: \$73,500.00  
 IMP: \$211,100.00  
**TOTAL: \$284,600.00**

**FAIR MARKET VALUE 2019** \$280,100.00

**APPRAISED VALUE:** \$185,000.00  
**YEAR:** 2020

| TAX YEAR | NET TAX            | SPECIAL           | INT               | PEN               | TOTAL      |
|----------|--------------------|-------------------|-------------------|-------------------|------------|
| 2016     | 3,766.65           | -                 | \$1,619.66        | \$809.83          | \$6,196.14 |
| 2017     | 4,277.02           | 290.77            | \$1,416.02        | \$708.01          | \$6,691.82 |
| 2018     | 4,296.90           | 465.78            | \$904.91          | \$452.46          | \$6,120.05 |
| 2019     | 2,010.38           | 301.87            | \$371.79          | \$185.89          | \$2,869.93 |
| 2020     | 5,544.99           | 304.63            | \$0.00            | \$0.00            | \$5,849.62 |
| 2021     | -                  | 137.86            | \$0.00            | \$0.00            | \$137.86   |
| 2022     | -                  | 139.74            | \$0.00            | \$0.00            | \$139.74   |
|          | <b>\$19,895.94</b> | <b>\$1,640.65</b> | <b>\$4,312.38</b> | <b>\$2,156.19</b> |            |

**SPECIAL OVER 7500:** NA **TAX TOTALS:** \$28,005.16

|                              |                   |
|------------------------------|-------------------|
| In-Rem Fee                   | \$275.00          |
| Boarding Fee                 | \$1,735.00        |
| Appraisal Fee                | \$220.00          |
| Vacate Fee                   | \$0.00            |
| Newspaper Sale ad            | \$55.81           |
| Lawn Care / Snow             | \$500.00          |
| <b>FEE &amp; COST TOTAL:</b> | <b>\$2,785.81</b> |

**GRAND TOTAL: \$30,790.97**

|  |   |
|--|---|
| <p><b>DISPOSITION:</b> _____</p> <p><b>TO:</b> _____</p> <p><b>ON:</b> _____</p> <p><b>TOTAL COSTS:</b> <u>\$30,790.97</u></p> <p><b>SOLD / DONATED FOR:</b> _____</p> <p><b>PROFIT OR (LOSS):</b> _____</p> | <p><b>GENERAL RECEIPT NUMBERS</b></p> <p><b>NO:</b> _____</p> <p><b>NO:</b> _____</p> |
|--|---|

**RACINE COUNTY - IN - REM**

**OFFER TO PURCHASE**

Date 4/19/2023

Appraised Value

\$ 185,000.00

Sale Made By: Sealed Bid

Address 13038 Golf Rd  
Municipality Village of Caledonia  
Parcel # 104-042231021000

Purchase Price

\$ 193,000.00

Name, address & phone number of Purchaser:

Randall Aukland Family Trust  
222 State St  
Racine WI 53403  
262-632-2500  
lincolnmanagementracine@gmail.com

Tax Principal On Books

\$ 19,895.94

Quit Claim Deed

\$ 30.00

Specials Over \$7,500

\$ -

Recording Fee

\$ 2.00

Specials

\$ 1,640.65

Total Due

\$ 193,032.00

Interest & Penalty

\$ 6,468.57

Deposit

\$ 38,600.00

Costs (In-Rem / Sale)

\$ 2,785.81

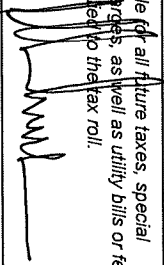
Balance Due

\$ 154,432.00

TOTAL COSTS

\$ 30,790.97

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.



Recommend Approval  
Racine County Treasurer

**Description of Property:**

THE EAST ONE-HUNDRED NINETY-EIGHT (198) FEET OF THE SOUTH EAST ONE-QUARTER (1/4) OF THE NORTH WEST ONE-QUARTER (1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP FOUR (4) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE AND STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove

Date

Approve

Date

|       |       |       |
|-------|-------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |



Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 13038 Golf Rd Franksville, WI 53126

Sale Parcel/Tax Key #: 104-042231021000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$ 193,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): \_\_\_\_\_

Business Entity / Organization:  
*Skip if you are bidding as an individual* Randall L Aukland Family Trust

Mailing Address of Bidder: 222 State St Racine, WI 53403

Phone Number(s): 262 6322500

Email Address: lincolnmanagementracine@gmail.com

Intended Use of Property  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

make improvements and hold for investment  
\_\_\_\_\_  
\_\_\_\_\_







## ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 4/4/2023

PARCEL # 276-00-00-10-672-000

IN REM ACTION #: 2021-2

ITEM #: 109

JUDGMENT DOC #: 2624597

JUDGEMENT DATE: 3/21/2022

COURT CASE #: 21-CV-1419

LEGAL LOT 19, BLOCK 2, IN SYLVAN DELL LAND CO'S SUBDIVISION NO. 1, A SUBDIVISION ACCORDING TO THE DESCRIPTION: RECORDED PLAT THEREOF, CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

|                        |                          |                           |
|------------------------|--------------------------|---------------------------|
| <b>PROP. ADDRESS:</b>  | <u>1032 GROVE AVE</u>    |                           |
| <b>ACRES/SQ FT:</b>    | <u>0.109</u>             |                           |
| <b>ZONE/DESC:</b>      | <u>R-2 / RESIDENTIAL</u> |                           |
| <b>ASSESSED VALUE:</b> | Land:                    | <u>\$18,000.00</u>        |
|                        | IMP:                     | <u>\$71,000.00</u>        |
|                        | <b>TOTAL:</b>            | <u><u>\$89,000.00</u></u> |

FORMER OWNER: ROSE J. JOHNSON

|                           |                    |
|---------------------------|--------------------|
| <b>FAIR MARKET VALUE:</b> | <u>\$98,500.00</u> |
|---------------------------|--------------------|

|                         |                    |
|-------------------------|--------------------|
| <b>APPRAISED VALUE:</b> | <u>\$37,000.00</u> |
| <b>YEAR:</b>            | <u>2022</u>        |

| TAX YEAR | NET TAX            | SPECIAL           | INT                | PEN                | TOTAL      |
|----------|--------------------|-------------------|--------------------|--------------------|------------|
| 2010     | \$2,348.49         | \$322.42          | \$3,579.02         | \$1,789.51         | \$8,039.44 |
| 2011     | \$2,406.22         | \$291.46          | \$3,291.17         | \$1,645.58         | \$7,634.43 |
| 2012     | \$2,517.39         | \$319.45          | \$3,120.52         | \$1,560.26         | \$7,517.62 |
| 2013     | \$2,274.32         | \$342.47          | \$2,564.45         | \$1,282.23         | \$6,463.47 |
| 2014     | \$2,123.41         | \$583.60          | \$2,328.03         | \$1,164.01         | \$6,199.05 |
| 2015     | \$2,233.88         | \$533.65          | \$2,047.97         | \$1,023.99         | \$5,839.49 |
| 2016     | \$2,207.22         | \$637.25          | \$1,763.57         | \$881.79           | \$5,489.83 |
| 2017     | \$2,153.46         | \$857.93          | \$1,505.70         | \$752.85           | \$5,269.94 |
| 2018     | \$2,205.02         | \$520.97          | \$1,035.88         | \$517.93           | \$4,279.80 |
| 2019     | \$2,218.51         | \$633.68          | \$741.57           | \$370.79           | \$3,964.55 |
| 2020     | \$2,389.03         | \$730.46          | \$436.73           | \$218.36           | \$3,774.58 |
| 2021     | \$2,443.95         | \$912.76          | \$67.13            | \$33.56            | \$3,457.40 |
| 2022     | \$2,388.65         | \$848.36          | \$0.00             | \$0.00             | \$3,237.01 |
|          | <u>\$29,909.55</u> | <u>\$7,534.46</u> | <u>\$22,481.74</u> | <u>\$11,240.86</u> |            |

|                           |               |
|---------------------------|---------------|
| <b>SPECIAL OVER 7500:</b> | <u>\$0.00</u> |
|---------------------------|---------------|

**TAX TOTALS:** \$71,166.61

|                              |                   |
|------------------------------|-------------------|
| In-Rem Fee                   | \$275.00          |
| Boarding Fee                 | \$1,540.00        |
| Resecure Fee                 | \$150.00          |
| Appraisal Fee                | \$242.00          |
| Newspaper Sale ad            | \$55.81           |
| Lawn & Snow Care             | \$350.00          |
| <b>FEE &amp; COST TOTAL:</b> | <u>\$2,612.81</u> |

**FEE & COST TOTAL:** \$2,612.81

**GRAND TOTAL:** \$73,779.42

|                     |                         |
|---------------------|-------------------------|
| DISPOSITION:        |                         |
| TO:                 |                         |
| ON                  |                         |
| TOTAL COSTS:        | <u>\$73,779.42</u>      |
| SOLD / DONATED FOR: |                         |
| PROFIT OR (LOSS):   |                         |
|                     | GENERAL RECEIPT NUMBERS |
|                     | NO: <u>5-143</u>        |
|                     | NO: _____               |

**RACINE COUNTY - IN - REM  
OFFER TO PURCHASE**

Date 4/19/2023

Appraised Value

\$ 37,000.00

Sale Made By: Sealed Bid

Address 1032 Grove Ave  
Municipality City of Racine  
Parcel # 276-000010672000

Purchase Price

\$ 65,000.00

Tax Principal On Books

\$ 29,909.55

Quit Claim Deed

\$ 30.00

Specials Over \$7,500

\$ -

Recording Fee

\$ 2.00

Specials

\$ 7,534.46

Total Due

\$ 65,032.00

Interest & Penalty

\$ 33,722.60

Deposit

\$ 13,000.00

Costs (In-Rem / Sale)

\$ 2,612.81

Balance Due

\$ 52,032.00

TOTAL COSTS

\$ 73,779.42

Recommend Approval  
Racine County Treasurer

*Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.*

**Description of Property:**

LOT 19, BLOCK 2, IN SYLVAN DELL LAND COS SUBDIVISION NO. 1, A SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove

Date

Approve

Date

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Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279  
RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 1032 Grove Ave.

Sale Parcel/Tax Key #: 276-000010672000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.  
\$65,000.<sup>00</sup>

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): Sean Slaasted; RLB Investments; Tobias C. O. Wright  
Individuals and entity

Business Entity / Organization: RLB Investment LLC  
Skip if you are bidding as an individual

Mailing Address of Bidder: 1528 PARK AVE

Phone Number(s): 262-995-5338

Email Address: Christy.boyle71@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We would be interested in renovating this home and contribute to restoring Racine and having racinians in nice homes.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

Sean Simpson  
Bidder's Signature

3/28/23  
Date Signed

Joby Cardwell  
Bidder's Signature

03-28-2023  
Date Signed

ALB Investments LLC  
Bidder's Signature

3/22/23  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.



April 6, 2023

**Regarding: Bid recommendation for 1032 Grove Avenue**

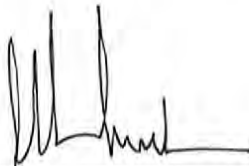
Eleven bids were received for the property located at 1032 Grove Avenue, parcel# 276-000010672000 in the Spring Sealed Bid Sale, with a bid opening at 2:00 pm on March 31, 2023.

While the highest bid received was for \$65,000, it is the Racine County Treasurer's recommendation that the second highest bid in the amount of \$60,000 be approved, as the ownership entity affiliated with the highest bid is in violation with the stated sale guidelines by having delinquent real estate taxes to Racine County.

**The In-rem Sale Terms of Sale – Sealed Bid Sale states:**

**“The County will not accept bids from owners who owe delinquent property taxes, have outstanding judgements, or have health, building, or zoning code violations at the time of bidding.”**

The affiliated ownership entity in violation of the sale guidelines is RLB Investments, LLC. RLB Investments, LLC is a Limited Liability Corporation listing Reggie Booker as the registered agent for the business entity with a principal office located at 1528 Park Avenue, Racine, WI 53403. Reggie Booker has delinquent real estate taxes to Racine County totaling \$82,967.13 for parcels located at 1528 Park Avenue, 1307 Douglas Avenue, and 2008 Harriet Street.



Jeff Latus  
Racine County Treasurer



OFFICE OF THE RACINE COUNTY TREASURER  
JEFF LATUS  
730 Wisconsin Ave  
Racine WI 53403-1274

## **IN-REM SALE TERMS OF SALE – SEALED BID SALE**

In accordance with Wisconsin State Statute §75.69

Racine County holds Sealed-Bid Sales on properties acquired for delinquent taxes. At the time of sale, the list of properties for sale and the minimum bid for each property is published in the Racine Journal Times. The sale information is also located on the Racine County Treasurer's website. Sale information, property mapping, and photos of parcels with buildings can be accessed through the Treasurer Tax Foreclosure link.

<https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure>

Sales packets and instructions may be picked up at the Office of the Racine County Treasurer, 730 Wisconsin Ave, Racine WI 53403, County Courthouse, 1<sup>st</sup> Floor north end.

Sales packets include the bid form, terms of sale, and a list of available properties, and can be purchased for \$2.50 each at the counter. Printable versions of these forms and documents are also available on the website.

Each property is advertised and must be sold at a minimum appraised value or greater. No property can be sold for less than the minimum appraised value. All bids under the minimum bid amount will be automatically rejected.

Bids must be received in the Office of the Racine County Treasurer in a sealed envelope marked "Sealed Bid" on the outside. Bids must be physically received in the Treasurer's Office by 11:00 am the day of the Sealed Bid Opening. Any bids received after the cut off time will not be accepted.

Sealed Bid envelopes should be labeled "sealed bid" on the outside and must include the following:

- Completed Sealed Bid Form
- Deposit of 20% of the bid amount on the form of a Money Order, Certified Check, or Cashier's Check payable to the Racine County Treasurer. No business or personal checks will be accepted.

The County does not offer any type of financing and does not sign closing statements or provide documentation for closings other than what is required by law.

The County will not accept bids from property owners who owe delinquent property taxes, have outstanding judgments, or have health, building, or zoning code violations at the time of bidding.

The County will not accept bids from the previous owner of the property OR relatives of the previous owner.

The County Treasurer will not recommend bids from any individual or entity that has owned property that was taken by Racine County in an In Rem Foreclosure Action in the preceding five years.

All submitted bids are subject to final approval by the Finance and Human Resources Committee of the Racine County Board of Supervisors. The Committee reserves the right to reject any and all bids and to accept any bid that is most advantageous to the County.

Successful bidders must pay the remainder of their bids in full, plus a \$32.00 fee to record the Deed, within 30 days after having been notified by the County Treasurer's Office, or their deposit will be forfeited. Upon receipt of payment, the Racine County Corporation Counsel will complete a real estate transfer, which will be recorded at the Register of Deeds office. The Quit Claim Deed will then be mailed to the new owner. This process may take approximately 6-8 weeks.

Unsuccessful bidders will have their deposits refunded back to them.

Buyer is responsible for all future taxes, special assessments, and special charges. Buyer is responsible for any charges, bills, fees that have not been put on the property tax bill, even if these came due before the date of sale.

The buyer is responsible for investigating with the water and sewer department and code enforcement department for future fees and charges.

Buyer is responsible for investigating with Public Works & Development Services or Racine City Planning Department for zoning and building requirements.

Racine County Zoning and Development Department at (262) 886-8440

City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Racine County does not pay Condo Associations or Homeowners Association fees for properties taken in tax foreclosure. It is the buyer/s responsibility to contact the appropriate Condo or Homeowner's Association for information regarding any possible outstanding fees and charges.

All properties are sold "AS IS" and are deeded by Quit Claim.

Racine County makes no representation as to any Environmental Liability of these properties.

For questions regarding tax foreclosed property sales, please contact the Office of the Racine County Treasurer at (262) 636-3339. Office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m.





**Office of County Treasurer**

730 Wisconsin Avenue

Racine, WI 53403

262-636-3339

fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** \_\_\_\_\_

**Sale Parcel/Tax Key #:** \_\_\_\_\_

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\_\_\_\_\_

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** \_\_\_\_\_

**Business Entity / Organization:**

*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** \_\_\_\_\_

**Phone Number(s):** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family      Multi-Family      Time Share Unit      Agriculture

Commercial      Utility      Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

Racine County Treasurer  
 730 Wisconsin Avenue  
 Racine, WI 53403-1274  
 (262)636-3239

4/5/2023

**Reggie L Booker**  
**1528 Park Ave**  
**Racine, WI 53403**

|                                  | <u>Year of Tax</u> | <u>Amount</u>      | <u>Interest</u>   | <u>Penalty</u>    | <u>Total Due</u>   | <u>Cert. No.</u> |
|----------------------------------|--------------------|--------------------|-------------------|-------------------|--------------------|------------------|
| <b>CITY OF RACINE</b>            |                    |                    |                   |                   |                    |                  |
| <b>000001253000</b>              |                    |                    |                   |                   |                    |                  |
| 1528 PARK AVE                    | 2016               | \$2,210.26         | \$1,657.70        | \$828.85          | \$4,696.81         | 17093            |
|                                  | 2017               | \$2,550.05         | \$1,606.54        | \$803.27          | \$4,959.86         | 20622            |
|                                  | 2018               | \$2,431.13         | \$1,239.87        | \$619.94          | \$4,290.94         | 24005            |
|                                  | 2019               | \$2,904.40         | \$1,132.72        | \$566.36          | \$4,603.48         | 27176            |
|                                  | 2020               | \$2,890.33         | \$780.39          | \$390.19          | \$4,060.91         | 30118            |
|                                  | 2021               | \$2,901.15         | \$435.18          | \$217.59          | \$3,553.92         | 35260            |
|                                  | 2022               | \$1,641.00         | \$0.00            | \$0.00            | \$1,641.00         |                  |
| <b>Subtotal for 000001253000</b> |                    | <b>\$17,528.32</b> | <b>\$6,852.40</b> | <b>\$3,426.20</b> | <b>\$27,806.92</b> |                  |
| <b>CITY OF RACINE</b>            |                    |                    |                   |                   |                    |                  |
| <b>000001918000</b>              |                    |                    |                   |                   |                    |                  |
| 1307 DOUGLAS AVE                 | 2019               | \$3,129.02         | \$1,220.32        | \$610.16          | \$4,959.50         | 27259            |
|                                  | 2020               | \$6,189.80         | \$1,671.25        | \$835.62          | \$8,696.67         | 30191            |
|                                  | 2021               | \$6,311.84         | \$946.78          | \$473.38          | \$7,732.00         | 35804            |
|                                  | 2022               | \$2,430.00         | \$0.00            | \$0.00            | \$2,430.00         |                  |
| <b>Subtotal for 000001918000</b> |                    | <b>\$18,060.66</b> | <b>\$3,838.35</b> | <b>\$1,919.16</b> | <b>\$23,818.17</b> |                  |
| <b>CITY OF RACINE</b>            |                    |                    |                   |                   |                    |                  |
| <b>000008342000</b>              |                    |                    |                   |                   |                    |                  |
| 2008 HARRIET ST                  | 2014               | \$262.24           | \$259.62          | \$129.81          | \$651.67           | 10454            |
|                                  | 2015               | \$2,226.26         | \$1,936.85        | \$968.42          | \$5,131.53         | 14232            |
|                                  | 2016               | \$2,292.43         | \$1,719.32        | \$859.66          | \$4,871.41         | 17887            |
|                                  | 2017               | \$2,228.11         | \$1,403.71        | \$701.86          | \$4,333.68         | 21395            |
|                                  | 2018               | \$2,183.13         | \$1,113.40        | \$556.70          | \$3,853.23         | 24744            |
|                                  | 2019               | \$2,371.43         | \$924.86          | \$462.43          | \$3,758.72         | 27870            |
|                                  | 2020               | \$2,626.99         | \$709.29          | \$354.64          | \$3,690.92         | 30788            |
| 2021                             | \$2,984.39         | \$447.66           | \$223.83          | \$3,655.88        | 35485              |                  |

|                                  |                    |                    |                   |                    |
|----------------------------------|--------------------|--------------------|-------------------|--------------------|
| 2022                             | \$1,395.00         | \$0.00             | \$0.00            | \$1,395.00         |
| <b>Subtotal for 000008342000</b> | <b>\$18,569.98</b> | <b>\$8,514.71</b>  | <b>\$4,257.35</b> | <b>\$31,342.04</b> |
| <b>TOTAL OF STATEMENT</b>        | <b>\$54,158.96</b> | <b>\$19,205.46</b> | <b>\$9,602.71</b> | <b>\$82,967.13</b> |

Interest and penalty on delinquent taxes are calculated to 4/30/2023. Please enclose this notice with your payment and make your check payable to the County Treasurer.

Jeff Latus  
Racine County Treasurer

# Wisconsin Department of Financial Institutions

## Strengthening Wisconsin's Financial Future

Search for:

RLB INVESTMENT LLC

Search Records

[Search](#)  
[Advanced Search](#)  
[Name Availability](#)

## Corporate Records

Result of lookup for **R066434** (at 4/4/2023 8:28 AM )

## RLB INVESTMENTS, LLC

You can: [File an Annual Report](#) - [Request a Certificate of Status](#) - [File a Registered Agent/Office Update Form](#)

### Vital Statistics

**Entity ID** R066434

**Registered Effective Date** 11/09/2016

**Period of Existence** PER

**Status** Delinquent [Request a Certificate of Status](#)

**Status Date** 10/01/2022

**Entity Type** Domestic Limited Liability Company

**Annual Report Requirements** Limited Liability Companies are required to file an Annual Report under s. 183.0212, WI Statutes.

### Addresses

**Registered Agent Office** REGGIE BOOKER  
1528 PARK AVE  
RACINE , WI 53403

[File a Registered Agent/Office Update Form](#)

**Principal Office** 1528 PARK AVE  
RACINE , WI 53403

### Historical Information

#### Annual Reports

| Year | Reel | Image | Filed By | Stored On |
|------|------|-------|----------|-----------|
| 2020 | 000  | 0000  | online   | database  |
| 2018 | 000  | 0000  | online   | database  |

[File an Annual Report](#) - [Order a Document Copy](#)



**Certificates of Newly-elected Officers/Directors**

None

**Old Names**

None

**Chronology**

| Effective Date | Transaction                | Filed Date | Description  |
|----------------|----------------------------|------------|--------------|
| 11/09/2016     | Organized                  | 11/09/2016 | E-Form       |
| 10/01/2018     | Delinquent                 | 10/01/2018 |              |
| 12/07/2018     | Change of Registered Agent | 12/07/2018 | OnlineForm 5 |
| 12/07/2018     | Restored to Good Standing  | 12/07/2018 | OnlineForm 5 |
| 10/01/2020     | Delinquent                 | 10/01/2020 |              |
| 03/09/2021     | Change of Registered Agent | 03/09/2021 | OnlineForm 5 |
| 03/09/2021     | Restored to Good Standing  | 03/09/2021 | OnlineForm 5 |
| 10/01/2022     | Delinquent                 | 10/01/2022 |              |

[Order a Document Copy](#)





**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1032 Grove Ave

**Sale Parcel/Tax Key #:**

276-000010672000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 60,000

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Apolonia Perez - Olga Reynoso

**Business Entity / Organization:**

*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 8536 County Line RD. Mt Pleasant

**Phone Number(s):** (262) 412 0469

**Email Address:** polaperez603@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Primary home  
\_\_\_\_\_  
\_\_\_\_\_



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

- Single family
- Multi-Family
- Time Share Unit
- Agriculture
- Commercial
- Utility
- Mfg/Telephone Co
- Misc. (explain): N/A

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. *(Attach an Addendum if you can not fit them in the space provided)*

N/A

[Signature]

3/29/2023  
Date Signed

Bidder's Signature

Olga Reynoso

3/29/2023  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







**Office of County Treasurer**

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:** 1032 Grove Ave

**Sale Parcel/Tax Key #:** 276-000010672000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$50,203

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** SCC Homes, LLC

**Business Entity / Organization:** SCC Homes, LLC  
*Skip if you are bidding as an individual*

**Mailing Address of Bidder:** 2706 Chicory Rd; Mount Pleasant, WI 53403;

**Phone Number(s):** 262-880-1873

**Email Address:** cconnor@theracineoffice.com

**Intended Use of Property**  
Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Rehab property and sell to a first time home owner.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

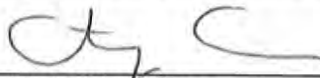
Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

3700 Osborne Blvd; 1637 Superior St; 1609 St Clair St; 2702 Chicory Rd  
2706 Chicory Rd; 10832-10834 Washington Ave; Parcel # 032217004010

  
\_\_\_\_\_  
Bidder's Signature

03/30/2023  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address:

1092 Grove Ave Racine, WI

Sale Parcel/Tax Key #:

276-000010672000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$48,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s):

Business Entity / Organization:

Skip if you are bidding as an individual

Randall L Aklard Family Trust

Mailing Address of Bidder:

222 State St, Racine WI 53403

Phone Number(s):

262 632 2500

Email Address:

lincolnmanagementracine@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

make improvements and hold for investment

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.


I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

W751 Thompson N Pembroke, WI

10018 Washington Ave Mt Pleasant, WI 53177      10104 Washington Ave Mt Pleasant, WI 53177

  
Bidder's Signature      By Erik Aukland, as Trustee

3/21/2023  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1032 Grove Ave Racine, WI

**Sale Parcel/Tax Key #:**

276-000010672.000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 47,555.00

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** Keyasha Moore

**Business Entity / Organization:**

*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 1808 9th st Racine, WI 53403

**Phone Number(s):** 262-880-6019

**Email Address:** keyashamoore@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Bring Property upto city code to livable  
conditions for personal use.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_

\_\_\_\_\_

Keysha Moore  
Bidder's Signature

3/30/23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1032 Grove Ave

**Sale Parcel/Tax Key #:**

276-000010672000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

46000

(9200)

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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**Name(s):**

Randy Wesley

**Business Entity / Organization:**

*Skip if you are bidding as an individual*

**Mailing Address of Bidder:**

1210 Appaloosa Trl, Racine, WI 53402

**Phone Number(s):**

414 899 7623

**Email Address:**

rwesley21@gmail.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

rehab and sale





Date 4/19/2023

Address 1032 Grove Ave  
Municipality City of Racine  
Parcel # 276-000010672000

Appraised Value \$ 37,000.00

Purchase Price \$ 42,000.00

Tax Principal On Books \$ 29,909.55  
Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -  
Recording Fee \$ 2.00

Specials \$ 7,534.46  
Total Due \$ 42,032.00

Interest & Penalty \$ 33,722.60  
Deposit \$ 8,400.00

Costs (In-Rem / Sale) \$ 2,612.81  
Balance Due \$ 33,632.00

TOTAL COSTS \$ 73,779.42

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:  
My Father's House Property Management LLC  
P. O. Box 231  
Racine WI 53401  
262-770-3115 / 785-608-1310  
myfatherhouses59@gmail.com

Buyer is responsible for all future taxes, special assessments & charges, as well as utility bills or fees that have not been applied to the tax roll.

Recommend Approval  
Racine County Treasurer

Description of Property:

LOT 19, BLOCK 2, IN SYLVAN DELL LAND CO'S SUBDIVISION NO. 1, A SUBDIVISION ACCORDING TO THE RECORDED PLAT THEREOF, CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove

Date

Approve

Date

Multiple horizontal lines for signature and date entries.



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RCTreasurer@racinecounty.com

RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 1032 Grove Ave, Racine

Sale Parcel/Tax Key #: 276-00-00-10-672-000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*  
\$42,000

\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.  
\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

Name(s): \_\_\_\_\_

Business Entity / Organization: *my Father's House Property Management LLC*  
*Skip if you are bidding as an individual*

Mailing Address of Bidder: P.O. Box 231, Racine wi 53401

Phone Number(s): 262-770-3115 / 785-608-1310 c

Email Address: myfatherhouses59@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

Clean out, fix up, make available for the next home owner while making the community better.

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.  
Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

- I swear and certify that I do not owe delinquent real estate taxes to Racine County.
- I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.
- I swear and certify that I am not a relative of the former owner of the above listed property.
- I have read and understand the terms of sale for Sealed Bid Sales.
- I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

Robert Whitley Co MF4  
Bidder's Signature

March 30, 2023  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1032 Grove Ave

**Sale Parcel/Tax Key #:**

276-000010672000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

41,500

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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**Name(s):** Jose L Rinedo

**Business Entity / Organization:**

*Skip if you are bidding as an individual* \_\_\_\_\_

**Mailing Address of Bidder:** 1745 Villa St Racine, WI 53403

**Phone Number(s):** (262) 989-7973

**Email Address:** Jose Rinedo71@yahoo.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

my Primary Residence  
\_\_\_\_\_  
\_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.


I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

\_\_\_\_\_  
\_\_\_\_\_

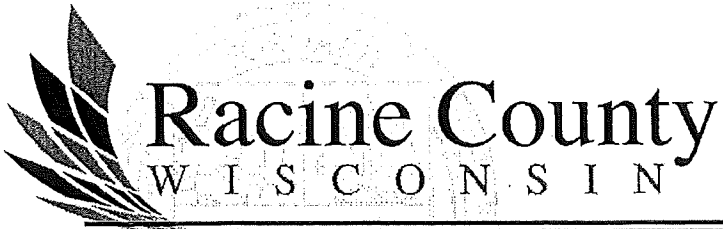
  
\_\_\_\_\_  
Bidder's Signature  
\_\_\_\_\_  
Bidder's Signature

3-30-23  
Date Signed  
\_\_\_\_\_  
Date Signed

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**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1032 Grove Ave. Racine WI 53405

**Sale Parcel/Tax Key #:**

276-000010672000 LOT 19

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$ 40,000

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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**Name(s):** Fernando Arias Bertha Arias

**Business Entity / Organization:**

*Skip if you are bidding as an individual* N/A

**Mailing Address of Bidder:** 1840 Polaris Ave Racine WI 53404

**Phone Number(s):** (414) 731-36-72

**Email Address:** fafarias@aol.com

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

We intend to use the property to help my son and his girlfriend that is struggling to pay rent and utilities. He's going for fireman and is considering dropping collage due to his financial situations.



**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): Son and his girlfriend

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

1840 Polaris Ave Racine WI 53404

1445 Superior St. Racine WI 53402

Fernando Arias  
Bidder's Signature

03/30/23  
Date Signed

Bertha Arias  
Bidder's Signature

03/30/23  
Date Signed

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RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY
IN-REM SEALED BID - SALE FORM
MINIMUM BID OR GREATER REQUIRED

Sale Property Address: 1032 Grove Ave Racine, WI

Sale Parcel/Tax Key #: 276-00-00-10-672-000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid.

\$39600

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Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

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Name(s): IVAN ORTIZ

Business Entity / Organization: I & I PROPERTIES LLC

Mailing Address of Bidder: 147 S. Emmertsen Rd Mount Pleasant, WI

Phone Number(s): 262-989-9669

Email Address: OrtizIvan2810@gmail.com

Intended Use of Property

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

I would like to buy this house for my parents to move in, so they can have their own home. thank you.



**Will this parcel be the primary residence of the buyer?** *Parents*

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family  Multi-Family  Time Share Unit  Agriculture

Commercial  Utility  Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

~~107~~ 147 S. Emmertsen Rd Mt Pleasant, WI 53406  
1805 Grand Ave Racine WI 53403

  
Bidder's Signature

3-30-23  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.







Office of County Treasurer

730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3339  
fax: 262-636-3279

RCTreasurer@racinecounty.com

**RACINE COUNTY TREASURER'S OFFICE TAX FORECLOSED PROPERTY  
IN-REM SEALED BID - SALE FORM  
MINIMUM BID OR GREATER REQUIRED**

**Sale Property Address:**

1032 GROVE AVE RACINE WI

**Sale Parcel/Tax Key #:**

276-000010672000

**Bid Offer Amount:** *Bid must be minimum bid amount or higher to be considered a valid bid.*

\$38,100<sup>00</sup>

**\*\*Enclose a deposit in the form of a Certified Check, Cashier Check, or money order for 20% of your bid, made payable to the Racine County Treasurer. \*No business or personal checks will be accepted.**

Print the name(s) of the bidders. If you are bidding as an LLC, Corporation, or other entity, please print that as well on the line marked Business Entity or Organization.

\*If your bid is accepted by the County Board, the name/entity you make your initial bid by will be the name/entity the Quit Claim Deed will be recorded under as the new owner on record.

**Name(s):** MMA DEVELOPMENT LLC

**Business Entity / Organization:**  
*Skip if you are bidding as an individual* MMA DEVELOPMENT LLC

**Mailing Address of Bidder:** 6333 HORSESHOE LN RACINE WI 53402

**Phone Number(s):** 262 770 7231

**Email Address:** MMADEVELOPMENT2017@GMAIL.COM

**Intended Use of Property**

Explain in detail how you intend to use the property. Intended usage may be a determining factor in the County Board's approval of the sale.

REHAB / RENTAL INCOME  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Will this parcel be the primary residence of the buyer?**

Check yes if you intend to move into the property within 1 year of purchase.

Check no if you do not intend to move in within 1 year or if this will be a rental or investment property.

Yes  No

**Predominant Use:**

For questions regarding zoning requirements, contact the Racine County Zoning and Development Department at (262) 886-8440. For City of Racine parcels call the Racine City Planning Department at (262) 636-9151.

Single family       Multi-Family       Time Share Unit       Agriculture

Commercial       Utility       Mfg/Telephone Co

Misc. (explain): \_\_\_\_\_

**Please read the following statements and mark all applicable boxes.**

I swear and certify that I do not owe delinquent real estate taxes to Racine County.

I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

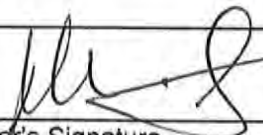
I swear and certify that I am not a relative of the former owner of the above listed property.

I have read and understand the terms of sale for Sealed Bid Sales.

I have not owned property that has been taken by Racine County in an In Rem Foreclosure Action in the previous five years.

Please disclose any additional properties owned by the person/s bidding, business entity, LLC, or Corporation under the bidder/s ownership or control. (Attach an Addendum if you can not fit them in the space provided)

*SEE ATTACHMENT*

  
\_\_\_\_\_  
Bidder's Signature

*3-20-23*  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Bidder's Signature

\_\_\_\_\_  
Date Signed

Before signing and submitting your bid, make sure to completely read the Sealed Bid Sale Terms of Sale. The Terms of Sale can be found out the Racine County Treasurer's Website at <https://www.racinecounty.com/departments/county-treasurer/public-sale-of-properties-taken-in-tax-foreclosure> or it can be obtained from the County Treasurer's office at the counter.

MMA DEVELOPMENT LLC  
CURRENTLY OWNS THE FOLLOWING  
PROPERTIES IN RACINE WI.

- 909 HAMILTON ST RACINE WI 53404
- 1126 BLAKE AVE RACINE WI 53404
- 1500 HAYES AVE RACINE WI 53405
- 1702 9TH ST RACINE WI 53403
- 2001 MEAD ST RACINE WI 53403
- 1221 N WISCONSIN ST RACINE WI 53402
- 1330 12TH ST RACINE WI 53403
- 1144 CENTER ST RACINE WI 53403
- 1626 WEST ST RACINE WI 53404
- 1112 ALBERT ST RACINE WI 53404
- 1631 EAST ST RACINE WI 53402
- 111 HOWLAND AVE RACINE WI 53404
- 1739 ILLINOIS ST RACINE WI 53405
- 1416 MARQUETTE ST RACINE WI 53404



REQUEST FOR COUNTY BOARD ACTION

|                  |                                     |   |
|------------------|-------------------------------------|---|
| YEAR <u>2023</u> | <input checked="" type="checkbox"/> | Resolution Request<br>Ordinance Request<br>Report Request |
|------------------|-------------------------------------|---|

Requestor/Originator: Hope Otto, Human Services Director

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) Hope Otto  
 If a person is not in attendance the item may be held over.

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request: Yes

Does this request propose the expenditure, receipt or transfer of any funds? Yes  
 If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date Considered by Committee: 4/19/2023                      Date of County Board Meeting to be Introduced: 5/9/2023

1st Reading:                       1st & 2nd Reading:  \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee: \_\_\_\_\_

**SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:**

Authorize creation of new paygrade E093; the elimination of 2 FTE E040 Youth Service Coordinators, 1 FTE N095 Youth Worker and 1 FTE E040 Youth Program Coordinator; the creation of 1 FTE E050 Supervisor of Safety and Security, 1 FTE E093 Administrator of Youth Rehabilitative Services, 1 FTE N065 Lead Youth Worker and 1 FTE E060 Supervisor of Youth Programming effective 07/01/2023; authorize a contract with Time Keeping Systems Inc and transfer of \$98,901 within the Human Services 2023 Budget.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

**SUBJECT MATTER:**

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

**THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.**

| ACCOUNT NAME                 | ACCOUNT NUMBER       | CURRENT BUDGET | CURRENT BALANCE | TRANSFER        | BUDGET AFTER TRANSFER | BALANCE AFTER TRANSFER |
|------------------------------|----------------------|----------------|-----------------|-----------------|-----------------------|------------------------|
| <b>HUMAN SERVICES BUDGET</b> |                      |                |                 |                 |                       |                        |
| INTERGOVERNMENTAL REVENUES   | 4205990.3015000      | (3,887,300)    | (85,691)        | (98,901)        | (3,986,201)           | (184,592)              |
| <b>TOTAL SOURCES</b>         |                      |                |                 | <b>(98,901)</b> |                       |                        |
| <b>HUMAN SERVICES BUDGET</b> |                      |                |                 |                 |                       |                        |
| WAGES                        | 4205999.401000.81723 | 1,897,217      | 1,499,658       | 31,397          | 1,928,614             | 1,531,055              |
| WORKER'S COMP                | 4205999.402210.81723 | 18,972         | 14,533          | 313             | 19,285                | 14,846                 |
| SOCIAL SECURITY              | 4205999.402220.81723 | 149,611        | 117,197         | 2,401           | 152,012               | 119,598                |
| RETIREMENT                   | 4205999.402230.81723 | 127,123        | 97,428          | 2,043           | 129,166               | 99,471                 |
| DISABILITY INSURANCE         | 4205999.402240.81723 | 19,557         | 16,101          | 313             | 19,870                | 16,414                 |
| LIFE INSURANCE               | 4205999.402270.81723 | 9,740          | 8,549           | 156             | 9,896                 | 8,705                  |
| LEGAL FEES AND 65.90(6) FUND | 4205999.436000.81723 | 33,248         | 25,675          | 533             | 33,781                | 26,208                 |
| CONTRACTED SERVICES          | 4205999.404500.81723 | 14,002         | 12,926          | 60,000          | 74,002                | 72,926                 |
| WAGES                        | 4205990.401000.81708 | 1,335,766      | 1,083,206       | 1,473           | 1,337,239             | 1,084,679              |
| WORKER'S COMP                | 4205990.402210.81708 | 13,357         | 10,813          | 15              | 13,372                | 10,828                 |
| SOCIAL SECURITY              | 4205990.402220.81708 | 97,712         | 79,388          | 113             | 97,825                | 79,501                 |
| RETIREMENT                   | 4205990.402230.81708 | 83,018         | 65,719          | 97              | 83,115                | 65,816                 |
| DISABILITY INSURANCE         | 4205990.402240.81708 | 12,772         | 9,998           | 15              | 12,787                | 10,013                 |
| LIFE INSURANCE               | 4205990.402270.81708 | 6,361          | 5,644           | 7               | 6,368                 | 5,651                  |
| LEGAL FEES AND 65.90(6) FUND | 4205990.436000.81708 | 21,715         | 17,390          | 25              | 21,740                | 17,415                 |
| <b>TOTAL USES</b>            |                      |                |                 | <b>98,901</b>   |                       |                        |
|                              |                      |                |                 | <b>0</b>        |                       |                        |

The contract with timekeeping systems, inc. is for a period of 1 year with five 1-year renewal periods.  
 There are sufficient funds available in future budgets to accommodate this agreement.

FINANCE COMMITTEE RECOMMENDATION

After reviewing the Resolution/Ordinance and fiscal information supplied, your Finance Committee recommends FOR--AGAINST adoption.

REASONS

| FOR | AGAINST |
|-----|---------|
|     |         |
|     |         |
|     |         |
|     |         |
|     |         |
|     |         |
|     |         |
|     |         |
|     |         |
|     |         |

| FTE   | POSITION  | GRADE                           | WAGES         | FRINGES      | CONTRACT | TOTAL         |
|---|---|---------------------------------|---------------|--------------|----------|---------------|
| <b>Position change will be effective July 1, 2023</b> |   |                                 |               |              |          |               |
| <b>Human Services</b>                                 |   |                                 |               |              |          |               |
| -2.000  | Youth Services Coordinator position 10967 and 10284 | E040                            | (56,685)      | (24,400)     |          | (81,085)      |
| -1.000  | Youth Worker position 11106                         | N095                            | (23,872)      | (11,380)     |          | (35,252)      |
| -1.000  | Youth Program Coordinator position 11079            | E040                            | (29,516)      | (12,415)     |          | (41,931)      |
| 1.000   | Supervisor of Safety and Security                   | E050                            | 33,419        | 13,130       |          | 46,549        |
| 1.000   | Administrator of Youth Rehabilitative Services*     | E093                            | 53,044        | 16,732       |          | 69,776        |
| 1.000   | Lead Youth Worker                                   | N065                            | 25,491        | 11,677       |          | 37,168        |
| 1.000   | Supervisor of Youth Programming                     | E060                            | 30,989        | 12,687       |          | 43,676        |
| <b>0.000</b>  |   | <b>Total for HUMAN SERVICES</b> | <b>32,870</b> | <b>6,031</b> | <b>0</b> | <b>38,901</b> |

\* This resolution authorizes the hire of the Administrator of Youth Rehabilitative Services E093 above midpoint.

This resolution authorizes the creation of this new grade:

| Grade | Min       | Midpoint   | Max        |
|-------|-----------|------------|------------|
| E093  | \$ 85,860 | \$ 103,527 | \$ 121,195 |

April 13, 2023

TO: Don Trottier  
Chairman, Finance and Human Resources Committee

FROM: Hope Otto  
Human Services Director

RE: Youth Development and Care Center Organizational Changes

In anticipation of the Youth Development and Care Center, we have begun transformational changes that require many levels of implementation for our youth program and service staff. These changes include professional learning and development for detention workers and ACE (Alternatives to Correction through Education) staff, a re-design of staffing models, and the implementation of a new electronic data system. As we focus on our goal of continued rehabilitation of the youth in our care and support our staff who are doing the challenging and rewarding mission of this work, I recognize the need to create a system that will allow for this change. My team and I have created a new organizational chart that we feel will begin to move us closer to the high level of professional care that our youth not only require but deserve.

The following changes are being proposed to support the systems and structural shifts that will be required over the next year to be operationally ready to open our state-of-the-art Youth Development and Care Center.

- **Administrator of Youth Rehabilitative Services** to oversee facility and the programming aspects of rehabilitation and health and wellness: Reclass a current 2<sup>nd</sup> shift Youth Services Coordinator position and post position.
- **Supervisor of Safety and Security** to guide change within the daily operations of the facility 1st shift: Reclass 1<sup>st</sup> shift Youth Service Coordinator E40 to E60.
- **Supervisor of Youth Programming** to oversee the development and implementation of new curriculum design: Reclass Youth Program Coordinator E40 to E60.
- **Lead Youth Worker 2<sup>nd</sup> Shift** to create programming for general population youth that are not receiving ACE services: Reclass Youth Worker N095 to N065.

These positions will take on several new assignments to support the changes that have been identified as best practices nationally and will have a start date of July 1, 2023. We have strong internal candidates who continue to take on many leadership roles and are assets to this transformational work. I do plan to recruit for the position of Administrator of Youth Rehabilitative Services as this is a unique and critically important role in our success.

In addition to these critical positions, we have done extensive research on needed upgrades to the security of our current facility. Our Guard1 system that we use for security has developed state of the art technologies that will allow us to improve our interactions with youth in our care. I consider this not only a necessary upgrade, but also a programmatic support for our staff that will transition to the Youth Development and Care Center. Staff will be trained in this technology and very well-practiced by the time we open the doors to the YDCC.

Sincerely,

Hope Otto, Director  
Racine County Human Services Department



**TimeKeeping Systems, Inc.**  
**Master Sales Agreement**

This Master Sales Agreement ("Agreement") is entered into by and between TimeKeeping Systems, Inc., an Ohio Corporation, with an address of 30700 Bainbridge Road, Solon, Ohio 44139 ("TKS") and \_\_\_\_\_, with an address of \_\_\_\_\_ ("Customer"). This Agreement shall become effective when signed by both parties (the "Effective Date").

**WHEREAS**, TKS manufactures the Guard1 Real Time system of proprietary software, equipment and related items for providing documentation, efficiency and safety to Customer, Customer's employees and individuals in Customer's custody and care; and

**WHEREAS**, Customer desires to purchase, and TKS desires to provide, the selected equipment, software, services, and related items set forth herein subject to the terms of this Agreement.

**NOW, THEREFORE**, the parties hereto agree as follows:

**1. Attachments**

This Agreement includes the following attachments incorporated herein by reference:

- Exhibit A: Minimum System Requirements
- Exhibit B: Statement of Work
- Exhibit C: Equipment, Software and Services

**2. Definitions.**

- a. "Hardware" means data processing devices, including without limitation, computer systems, networking equipment, mobile or portable electronic devices, and devices for communicating between and among other hardware devices.
- b. "Equipment" means the hardware, and other tangible equipment set forth on Exhibit C sold and/or installed by TKS to Customer hereunder.
- c. "Tracking Components" means Duress Devices and Active Beacon Tracking Devices.
- d. "Software" means software or firmware, including Guard1 Real Time software, other software required for its operation, and firmware resident in hardware devices, developed, provided and/or installed by TKS and licensed by TKS to Customer hereunder.
- e. "Service" or "Services" means the professional services provided by TKS, including, but not limited to, installation and implementation services, custom programming, technical support and any additional training or support beyond the scope of standard technical support.
- f. "Hosting" or "Cloud Hosting" means the provision and management of computing resources by TKS on behalf of Customer.
- g. "Guard1 System" means the totality of the equipment, software and services sold and/or licensed and/or installed by TKS to Customer hereunder.

### 3. Purchase and Sale.

- a. Customer hereby purchases, and TKS hereby sells the Equipment and Services and licenses the Software set forth on Exhibit C pursuant to the terms and conditions of this Agreement.
- b. All changes affecting delivery date or otherwise affecting the scope of the order are subject to prior written approval by TKS and may result in price, delivery, specification, and/or other changes.
- c. Equipment shall be invoiced at the time of shipment. Software shall be invoiced at the time it is made available to Customer via physical media or download. Services shall be invoiced at the beginning of the project. Support fees and license fees shall be invoiced annually in advance. Renewal of lapsed support or licenses (including any mobile device license) for the Guard1 System shall require a reinstatement fee invoiced to cover the lapsed period of time.
- d. Terms of Sale are net thirty (30) days from date of invoice, subject to credit approval. Customer agrees to pay interest on all past due amounts at a rate of ten percent (10%) per annum. Customer to pay all costs of collection, including attorneys' fees. No offset of payment by Customer is permitted. TKS reserves the right to withhold technical support and repair services if Customer fails to pay the full balance within thirty (30) days from the date of invoice. If any part of this paragraph shall conflict with any public law or government regulation, the public law or government regulation shall apply.
- e. No order placed under this Agreement may be cancelled without TKS's prior written approval. No equipment shipped to customer may be returned without a Return Merchandise Authorization (RMA) issued by TKS. TKS may, at its option, impose a cancellation or restocking charge for any such cancellation or return.

### 4. Purchase Orders

- a. *Purchase Orders.* Purchase orders are not required by TKS. Customer may issue a purchase order to TKS if required by Customer or any legal statute or regulation. Any terms and conditions in Customer's purchase order(s) will not apply unless accepted in writing by TKS.
- b. *Orders.* Timely written acceptance, by a representative of Customer, of a TKS quotation or other offer, shall be considered a valid order, regardless of whether Customer's procedures may require a formal purchase order.

### 5. Shipment; Title

Unless otherwise agreed between the parties, shipment will be F.O.B. TKS's factory, warehouse or other point of shipment by TKS, and TKS will invoice the Customer for shipping charges. Risk of loss or damage shall pass to Customer at the F.O.B. point. Customer to pay all shipping, insurance, C.O.D. and related charges. Title to hardware shall remain with TKS as security only and until paid in full. Title for software or firmware remains with TKS and is licensed for use by Customer pursuant to the License terms and conditions of this agreement and any other applicable TKS's license agreement.

## 6. TKS Additional Offerings

TKS offers the following as additional options for Customer which, if selected by Customer, shall be set forth on Exhibit C:

- a. Mobile devices used in conjunction with the Guard1 System shall be TKS approved devices only, purchased from TKS subject to the terms of this agreement, and managed by TKS under its mobile device management (“MDM”) plan. Customer shall provide access to devices as required by TKS for updates and other MDM functions. Customer agrees to pay an annual mobile license fee during the Term of this Agreement.
- b. A Cloud-based Guard1 System, if selected, shall be subject to the provisions of the *Cloud System Service Level Agreement* Section 10 below. The Cloud option allows Customer to run the Guard1 System from Microsoft Azure cloud servers. Customer agrees to pay hosting and support fees during the Term of this Agreement.

## 7. Technical Support

- a. *Technical Support Services.* Technical Support Services include the following:
  - An annual training class.
  - Assistance with resolution of technical problems.
  - Basic assistance with usage of the Guard1 System.
  - Technical assistance for upgrades.

TKS shall use its best efforts to resolve any technical problems. However, TKS does not guarantee a resolution.

- b. *Professional Services.* Professional Services (including installation, start-up, application engineering assistance and technical training) are provided subject to a mutually agreed upon Statement of Work, in the form attached hereto as Exhibit B and made a part hereof, (each a “Statement of Work”) or, if no Statement of Work is made a part of this Agreement, upon request by Customer. Assistance outside the scope of Technical Support is available via a request for additional Professional Services, for a quoted amount, and to be set forth in a Statement of Work. Statements of Work which are executed by the parties shall reference this Agreement and shall become part of this Agreement from the date of execution. In the event of a conflict between the provisions of this Agreement and the specific provisions set forth in a Statement of Work, the provisions of such Statement of Work shall prevail.
- c. *Available Hours.* Technical Support is available Monday-Friday, 8:00 am-6:00 pm EST, with the exclusion of national holidays.
- d. *Extended Hours Support.* Extended Hours Technical Support is available to customers using the Guard1 Tracking Components, for an additional fee. Extended Hours Technical Support is available to all other customers, for an additional fee, at TKS's sole option. Extended Hours Technical Support covers issues that significantly impact or may potentially impact Customer's operations. Extended Hours Technical Support is available 24 hours per day, 365 days per

year. TKS will respond to Extended Hours support requests within two hours, via phone or e-mail, on a priority, best effort basis.

- e. *Technical Support Fees.* Customer agrees to maintain current Technical Support billed annually, in advance.

## **8. Customer Obligations**

During the Term of this Agreement, Customer shall comply with the following duties and obligations:

- a. *Customer Environment.* Customer's existing hardware, equipment and technology environment shall meet the minimum standards as set forth in Exhibit A. In the event of an upgrade, Customer's hardware, equipment and technology environment will meet the then-current standards as set forth in Exhibit A.
- b. *Remote Access.* Unless otherwise agreed to by the parties in writing, all Services will be provided remotely by TKS. As such, Customer's environment must have remote access capabilities and Customer must allow access by TKS when deemed necessary to provide Services.
- c. *Cooperation.* Customer shall make available such personnel, resources, and information as may be reasonably required for the successful implementation of the Guard1 System, including those specified in a Statement of Work. Customer's designated employees must reasonably participate in any scheduled Guard1 System training.
- d. *Security Protection.* Customer shall be responsible for developing and maintaining physical and electronic security measures for access to its designated locations, its network, and any Customer data.
- e. *Costs.* Customer will be responsible for and agrees that TKS may invoice for additional costs due to Customer's failure to comply with its obligations set forth in this *Customer Obligations* Section 8.

## **9. License**

Subject to terms of this Agreement, TKS grants Customer a non-exclusive, non-transferable license to use the Software for Customer's internal business or operational purposes.

TKS is the owner of all right, title and interest in and to the Software, including all patent, copyright, trademark and trade secret rights in and to the Software. The Software is protected by copyright laws and international copyright treaties, as well as other intellectual property laws and treaties. The Software is licensed, not sold, and no ownership rights in the Software are transferred to Customer.

Customer acknowledges and agrees that its right to use Licensed Software is contingent upon maintenance of current Technical Support and payment in full of any and all fees and charges, whether one-time or periodic, whether for hardware, software, services or support.



## 10. Cloud System Service Level Agreement

The following Cloud System Service Level Agreement terms and conditions apply to systems hosted by TKS on the Customer's behalf. They do not apply to on-premises systems which reside on customer servers.

- a. *Uptime Guarantee*: TKS's "Uptime Guarantee" is 99% which equates to a maximum of 7.12 hours of downtime during any consecutive 30-day period.
- b. *Service Not Available/Significant Degradation*: TKS's outage reporting is to notify Customer within 15 minutes after TKS's determination that the Guard1 System and/or Services are unavailable or significantly degraded. Resolution of outage will be conducted as soon as possible using reasonable best efforts of TKS. Escalation threshold will be 1 hour for complete loss of service and 4 hours for a significant degradation.
- c. *Limited Degradation*: TKS's outage reporting is to notify Customer within 1 hour after TKS's determination that the Guard1 System and/or Services have a limited degradation. Resolution of outage will be conducted as soon as possible using reasonable best efforts of TKS. Escalation threshold will be 24 hours.
- d. *Small Degradation*: TKS's outage reporting is to notify Customer within 24 hours after TKS's determination that the Guard1 System and/or Services have a small degradation. Resolution of outage will be conducted as soon as possible using reasonable best efforts of TKS. Escalation threshold will be 48 hours.
- e. *Process*: TKS's obligations herein are applicable only if Customer provides TKS with designated representatives and supplies TKS with applicable updates as contact information changes. TKS will be relieved of its obligations if TKS's contact information for Customer is out of date or inaccurate due to Customer's action or omission or if TKS's failure is due to reasons of Force Majeure as defined in this Agreement.
- f. *Remedy*: If TKS fails to meet the above obligations, at Customer's request Customer's account shall be credited the pro-rated charges for any hours beyond 7.12 hours over any consecutive 30-day period under the Uptime Guarantee. Such credit shall not exceed the amount paid or payable by Customer to TKS during the period or periods in which the SLA was not met. Customer agrees that such SLA credits shall constitute the sole, exclusive and complete remedy for Customer with respect to the corresponding failures by TKS to perform in accordance with the SLA.
- g. *Upgrades*: TKS may schedule downtime for routine maintenance and upgrades to its Cloud-based system during off-peak hours (6:00 p.m. through 6:00 a.m. prevailing Eastern Standard Time). TKS shall attempt to provide Customer with at least one (1) week advanced notice of such scheduled downtime or upgrade, and will attempt to coordinate the time of upgrade for the convenience of Customer. TKS also reserves the right to suspend Customer's access to the Guard1 System for purposes of emergency maintenance work at any time as deemed appropriate by TKS, without notice to Customer.
- h. *Hosting Fee*: Customer acknowledges that cloud services are provided in return

for a recurring hosting charge.

- i. *Caveats and Exclusions:* TKS specifically does not and cannot guarantee the following: Circuit outages; Performance within Customer's internet service provider's network; Performance across peering links; Performance to a specified end-user; Impact from manufacturer hardware or software defects including security vulnerabilities; Impact due to internet or 3rd party hosted denial of service, virus, or malware threats; Impact due to TKS requiring action by Customer to restore service; and Impact due to radio frequency (RF) or electromagnetic (EM) interference.

## **11. System Monitoring and Support Access**

- a. *System Monitoring.* TimeKeeping Systems uses multiple tools to monitor the proper functioning of your Guard1 Real Time software and the computer system and network on which it resides. These tools send information to a TimeKeeping Systems managed monitoring server. Typical information includes CPU, memory, status of services, and errors.
- b. *Support Access.* TimeKeeping Systems support personnel may need access to the server where Guard1 is running. Typical purposes include maintenance, upgrades, diagnosing problems, and retrieving logs.
- c. *System Monitoring and Support Access for Hosted Systems.* If your Guard1 Real Time software resides on a server that is hosted, TimeKeeping Systems uses System Monitoring and Support Access tools to manage and support your hosted system.
- d. *System Monitoring and Support Access for On-Premises Systems.* If your Guard1 Real Time software resides on a server that you manage, you agree 1) to permit installation of System Monitoring and Support Access tools on your server, and 2) to permit TimeKeeping Systems to perform System Monitoring, and 3) to permit Support Access to TimeKeeping Personnel as needed. Failure by Customer to allow necessary access shall constitute a waiver by Customer of TKS's obligation to provide remote support for your Guard1 System. System Monitoring and Support Access tools typically require a software agent or other software component to be placed on your server, and may require additional network or firewall configuration.

## **12. Term and Termination**

- a. *Term.* This Agreement shall commence on the Effective Date and continue for a period of one (1) year (the "Initial Term") from the Effective Date. Thereafter, this Agreement shall automatically renew for five successive one (1) year periods (each a "Renewal Term"), unless either party gives the other party written notice of its intention to terminate not less than sixty (60) days prior to expiration of the Initial Term or then-current Renewal Term, as applicable. The Initial Term, together with any Renewal Term constitutes the "Term" of this Agreement.
- b. *Default*
  - i. In the event of a breach or default by Customer under this Agreement, TKS

shall have the right to terminate this Agreement and pursue any remedy available at law or in equity, including, but not limited to, seeking damages, specific performance and an injunction.

- ii. In the event of non-payment by Customer, TKS shall have the right to suspend or terminate Customer's Hosting or Services.
  - iii. No termination by Customer for default shall be effective unless and until TKS shall have failed to correct such alleged default within forty-five (45) days after receipt by TKS of the written notice specifying such default.
- c. *Effect of Termination.* Upon the termination of this Agreement, all obligations and rights of the parties hereunder shall automatically and immediately cease, except their respective obligations under the following Sections: *Invoices/Sales Terms; Confidentiality; Warranty Disclaimer; and Indemnity*, and their respective obligations that accrued prior to termination or result from any default hereunder, all of which shall survive termination to the maximum extent permitted by applicable legal requirements. Further, Customer shall be responsible for the payment of any balance owed to TKS, which shall immediately become due and owing.
- d. Data Retention
- i. For hosted systems, TKS will retain Customer's data for 30 days after Termination, after which it will be deleted. TKS shall bear no responsibility for data deleted in accordance with this section.
  - ii. At any time up 30 days after Termination, TKS shall provide a copy of Customer's data upon written request by Customer. TKS shall invoice Customer for this service at TKS's then current rate for Professional Services.

### **13. Warranties**

- a. *Limited Hardware Warranty.* Hardware which is subject to any hardware warranty is also subject to this Agreement unless inconsistent with the hardware warranty, in which case the hardware warranty shall govern.
- i. Warranty Term
    - A. PIPE II (Version II, identified by serial numbers beginning with "A") is warranted to be free from defects in materials and workmanship for a period of five years from the date of original purchase. Batteries are warranted to maintain an adequate operating voltage level for a period of five years from the date of original purchase.
    - B. Mobile Devices are warranted to be free from defects in materials and workmanship for a period of three (3) years from the date of original purchase.
    - C. Wall Mount RFID Tags are warranted to be free from defects in materials and workmanship for their service lifetime
    - D. All other hardware products are warranted to be free from defects in

materials and workmanship for a period of one (1) year from the date of original purchase.

- ii. TKS agrees to repair or, at TKS's option, replace equipment supplied by TKS which proves to be defective in materials or workmanship. Satisfaction of this warranty, consistent with other provisions herein, will be limited to the replacement, or repair or modification of, or issuance of a credit for the goods involved, at TKS's option, only after the return of such goods with TKS's consent and issuance of a Return Merchandise Authorization (RMA). Any warranty service (consisting of time, travel, and expenses related to such services) performed other than at TKS's factory, shall be at Customer's expense.
- b. *Software and Firmware.* TKS warrants that new software will conform to the written specifications prepared, approved, and issued by TKS for a period of twelve (12) months from the date of shipment from TKS's factory in Solon, Ohio, or if transferred electronically, from the date of download or other transfer to Customer. In the event of a warranty claim, TKS will provide corrective measures which are limited, at TKS's option, to repair, replacement or modification of the software and/or firmware code, or recommendation of a viable, alternative application that will enable Customer to work around the failure. TKS makes no representation or warranty, express or implied, that the operation of the software or firmware will be uninterrupted or error free, or that the functions contained therein will meet or satisfy Customer's intended use or requirements.
- c. *Third Party Products.* Products which are not manufactured by TKS are subject to the manufacturer's warranty.
- d. *Warranty Disclaimer.* Warranty satisfaction is available only if (i) TKS is promptly notified in writing upon discovery of an alleged defect and (ii) TKS's examination of the subject goods discloses, to its satisfaction, that any alleged defect has not been caused by misuse, abuse, neglect, improper installation, improper operation, improper maintenance, repairs by other than TKS's authorized service facility, alteration or modification, accident, or unusual deterioration or degradation of the goods or parts thereof due to physical environment or due to electrical or electromagnetic noise environment. Repair or replacement as provided under these warranties is the exclusive remedy of customer. EXCEPT AS EXPRESSLY SET FORTH IN THIS SECTION 13 OR ELSEWHERE IN THIS AGREEMENT TKS DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT. IN NO EVENT SHALL TKS HAVE ANY LIABILITY TO CUSTOMER IF THE GUARD1 SYSTEM OR SOFTWARE HAVE BEEN SUBJECTED TO MISUSE, MISAPPLICATION OR NEGLIGENCE, DAMAGED BY ACCIDENT, RENDERED DEFECTIVE BY REASON OF IMPROPER INSTALLATION, NOT USED AS RECOMMENDED AND IN ACCORDANCE WITH APPROVED INSTALLATION AND OPERATING PRACTICES OR RENDERED DEFECTIVE BY THE PERFORMANCE OF REPAIRS OR ALTERATIONS NOT APPROVED BY TKS.



## 14. Returns

Prior to returning goods for repair or exchange, the Customer must first obtain a Return Merchandise Authorization ("RMA") number from TKS. The RMA number must appear on the shipping carton. A Return Merchandise Authorization will be valid for thirty (30) days only. The Customer shall bear the cost of shipping the goods to TKS. When goods are received without an RMA number, or if the RMA has expired, TKS may, at its option, return the goods to the Customer, freight collect, or process the return for a handling charge of twenty-five dollars (\$25) or ten percent (10%) of the product cost, whichever is greater. Returns for credit are subject to a twenty percent (20%) re-stocking fee plus any charges incurred in refurbishing the goods. Under no circumstances may goods be returned after thirty (30) days.

## 15. Insurance; Indemnity

- a. *Insurance.* During the Term of this Agreement, TKS shall maintain commercially reasonable insurance coverage for the following risks: (i) Comprehensive General Liability Insurance; and (ii) Workers' Compensation (as required by statute). Upon written request of the Customer, TKS shall name the Customer as an additional insured under such policies (except for Workers' Compensation), and shall provide Customer with a certificate evidencing the above insurance coverage.
- b. *Intellectual Property.* TKS shall defend Customer against any claim, demand, suit, or proceeding ("Claim") made or brought against Customer by a third party alleging that the use of the Guard1 System as permitted hereunder infringes or misappropriates the registered copyrights or issued patents of a third party, and shall indemnify Customer for any damages finally awarded against, and for reasonable attorneys' fees incurred by, Customer in connection with any such Claim; provided, that Customer (a) promptly gives TKS written notice of the Claim; (b) gives TKS sole control of the defense and settlement of the Claim (provided that TKS may not settle any Claim unless the settlement unconditionally releases Customer of all liability); and (c) provides to TKS all reasonable assistance. Customer may, at its own cost, participate in the investigation, trial and defense of any such proceeding, and any appeal arising from the proceeding, and employ its own counsel in connection therewith.
- c. *Indemnification.* TKS shall indemnify, defend and hold harmless Customer, its directors, officers and employees, successors and assigns, from and against any and all claims of third parties resulting from TKS's negligence or willful misconduct in the performance of its obligations hereunder. IN NO EVENT, REGARDLESS OF CAUSE, SHALL TKS BE LIABLE FOR (A) BUSINESS INTERRUPTION, LOSS OF PROFIT OR THE LIKE, (B) PENALTIES OR PENALTY CLAUSES OF ANY DESCRIPTION, (C) INDEMNIFICATION OF CUSTOMER EXCEPT AS PROVIDED IN THIS PARAGRAPH, (D) INDIRECT OR CONSEQUENTIAL DAMAGES UNDER ANY CIRCUMSTANCE, INCLUDING ANY LOSS, INJURY, OR OTHER DAMAGES. TKS'S MAXIMUM LIABILITY, INCLUDING DIRECT DAMAGES, SHALL NOT EXCEED THE AMOUNT OF THE PURCHASE ORDER. This limitation of TKS's liability will apply regardless of the form of action, whether in contract or tort, including negligence. Any claim against TKS must be made

within six (6) months after the cause of action accrues.

## 16. Confidentiality

- a. *Definition.* “Confidential Information” shall mean confidential or other proprietary information that is disclosed in writing by one party (the “Disclosing Party”) to the other party (the “Receiving Party”) under this Agreement and conspicuously labeled by the Disclosing Party as Confidential Information at the time of disclosure, including, without limitation, designs, drawings, models, prototypes, software designs and code, bit-map files, data, product specifications and documentation, business and product plans, and other confidential business information. Confidential Information shall not include information which: (i) is or becomes public knowledge without any action by, or involvement of, the Receiving Party; (ii) is independently developed by the Receiving Party without use of the Disclosing Party’s Confidential Information; (iii) is already known to the Receiving Party at the time of disclosure under this Agreement; or (iv) is disclosed to the Receiving Party by a third party without obligation of confidentiality.
- b. *Protection of Confidential Information.* Each party agrees not to transfer or otherwise disclose the Confidential Information of the other party to any third party unless authorized in writing. Each party shall (i) give access to such Confidential Information solely to those employees with a need to have access thereto for purposes of this Agreement, and (ii) take the same security precautions to protect against disclosure or unauthorized use of such Confidential Information that the party takes with its own confidential information, but, in no event, shall a party apply less than a reasonable standard of care to prevent such disclosure or unauthorized use. Receiving Party shall not be in violation of its obligations under this *Confidentiality* section if it discloses Confidential Information pursuant to a judicial or governmental order, provided that the Receiving Party gives the Disclosing Party sufficient prior notice to contest such order and seek a protective order.
- c. *Confidential Information Not Related to the Performance of this Agreement.* Customer acknowledges that TKS does not wish to receive any Confidential Information from Customer except Confidential Information that is necessary for TKS to perform its obligations under this Agreement, and, unless the parties specifically agree otherwise, TKS may reasonably presume that any unrelated information received from Customer is not proprietary or Confidential Information.
- d. *Disclosure to Competitors Regarding the Guard1 System.* Customer agrees not to provide any information (whether Confidential Information or otherwise) relating to the Guard1 System, its composition, Software, Hardware, Equipment, intellectual property, pricing, or other attributes, to any person or entity that is (i) a competitor of TKS; or (ii) that develops, markets or manufactures products (A) substantially similar to the Guard1 System or any Guard1 System component or (B) for any purpose substantially similar to that of the Guard1 System or any Guard1 System component.
- e. *Government Entities.* If Customer is a government entity subject to public record inspection or disclosure laws, disclosure of legally mandated Confidential Information that is deemed a public record under such laws and does not fall under

any of the applicable exemptions thereunder shall not be a breach of this Agreement, provided that Customer gives TKS sufficient prior notice to contest such records request and seek a protective order.

## 17. General Provisions

- a. *Complete Understanding; Modification.* This Agreement including all exhibits and any Software License Agreements (if applicable) constitutes the complete, integrated and exclusive agreement of the parties and supersedes all prior or contemporaneous understandings and agreements, whether written or oral, with respect to the subject matter hereof. No modification of or amendment to this Agreement, nor any waiver of any rights under this Agreement shall be effective unless in writing and signed by both parties hereto.
- b. *Force Majeure.* TKS shall not be liable for any loss, damage or delay in delivery due to acts of God or causes beyond its reasonable control including acts of the Customer, acts of civil or military authority, fires, strikes, floods, epidemics, pandemics, quarantine restrictions, war, riots, delays in transportation, transportation embargoes, or inability due to causes beyond its reasonable control to obtain necessary engineering talent, labor, materials or manufacturing facilities. In the event of such delay, the delivery date shall be extended for that length of time as may be reasonably necessary to compensate for the delay.
- c. *Assignment.* This Agreement may not be assigned by either party without the written consent of the other party.
- d. *Governing Law and Forum.*
  - i. *Government Entities.* If Customer is a government entity and Customer is subject to laws which mandate its governing law and/or venue for dispute resolution, this Agreement (A) shall be made in and performed in the state of the Customer's location, (B) shall be governed by and interpreted in accordance with the laws of such state including its provisions of the Uniform Commercial Code, (C) all actions or proceedings arising directly or indirectly from this agreement shall be litigated in the state or federal courts of Customer's location, as applicable. Should any term or provision of this Agreement be held wholly or partly invalid or unenforceable under applicable law, the remainder of the Agreement evidenced hereby will not be affected thereby.
  - ii. If Customer is not a government entity or Customer is not subject to a state law which mandates its governing law, this Agreement shall be made in and performed in the State of Ohio and shall be governed by and interpreted in accordance with the laws of the State of Ohio including its provisions of the Uniform Commercial Code. Customer agrees that all actions or proceedings arising directly or indirectly from this Agreement shall be litigated exclusively in courts having both jurisdiction and venue within the State of Ohio and Cuyahoga County. Customer hereby consents to the jurisdiction of any local, state or federal court located within the State of Ohio and Cuyahoga County and waives the personal service of any and all process upon

Customer herein and consents that all such service or process may be made by certified mail to the Customer. Should any term or provision of this Agreement be held wholly or partly invalid or unenforceable under applicable law, the remainder of the Agreement evidenced hereby will not be affected thereby.

- e. *Severability.* If any provision of this Agreement is held to be invalid or unenforceable under the circumstances, such provision's application in any other circumstances and the remaining provisions of this Agreement shall not be affected thereby.
- f. *Notices.* All notices and other communications hereunder shall be in writing and shall be deemed effective when delivered by hand or by electronic transmission, or upon receipt when mailed by registered or certified mail (return receipt requested) or next day national carrier, postage prepaid, to the parties at the addresses first listed above.
- g. *Waiver.* No failure or delay on the part of any party in exercising any right hereunder, irrespective of the length of time for which such failure or delay shall continue, will operate as a waiver of, or impair, any such right. No single or partial exercise of any right hereunder shall preclude any other or further exercise thereof or the exercise of any other right. No waiver of any right hereunder will be effective unless given in a signed writing.
- h. *Counterparts.* This Agreement may be executed in multiple counterparts, which taken together shall constitute an original without the necessity of the parties signing the same page or the same documents, and may be executed by signatures to electronically transmitted counterparts in lieu of original printed or photocopied documents. Signatures transmitted electronically shall be considered original signatures.

[signature page follows]



By signing below, the Customer acknowledges that it has read and understands this Agreement and, intending to be legally bound, agrees to its terms and conditions.

Customer: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

TimeKeeping Systems, Inc.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## Exhibit A GUARD1 Real Time Minimum System Requirements

Your system's configuration and its components determine which requirements apply.

Deployment can be **on-premises** or **cloud**.

Hardware components will include one or more of:

- **Mobile Devices** (smartphones) that read NFC tags or ID badges
- **The PIPE**, a super-rugged data recorder
- **Duress Devices**, personal alarms for staff or officers
- **Tracking** – Active RF tracking tags for locating people and things

**Integration** with a JMS, OMS, EHR or other management system database.

**All requirements must be met or exceeded.**

### **Minimum requirements for all systems**

Active Directory and Client workstation minimum requirements apply to **all system types**.

#### **Active Directory**

- Five Active Directory groups are used to control access to Guard1 Real Time. User Account membership in a group gives that user access to the associated functionality in Guard1 Real Time. Suggested groups are *Guard1ControlRoom*, *Guard1Management*, *Guard1Supervisors*, *Guard1Reports* and *Guard1System*. Custom-named groups are permitted.
- Active Directory users must have a logon name including domain.
- Employee ID Numbers must be implemented and must be unique.
- Mobile device users must be a member of the *Guard1ControlRoom* group, or a group associated to the Guard1ControlRoom role.

#### **Client Workstation - Operating System**

- Windows 10 (64-bit)
- Windows Server 2016
- .NET Framework 4.8

#### **Client Workstation - Hardware Requirements**

- 2.80 GHz 64-bit 2-thread CPU
- 8 GB RAM
- 10 GB free HDD space
- 1024x768 monitor

## **Minimum requirements for on-premises systems**

The requirements below apply to **on-premises** systems only. These are **minimum** requirements. We recommend you review your planned deployment with a GUARD1 engineer.

### **Server – Operating System**

- Windows Server 2016
- .NET Framework 4.8

### **Server – Hardware with Tracking or Duress (with or without Mobile Devices or The PIPE)**

- 2.80 GHz 64-bit 10-thread CPU
- 32 GB RAM
- Main Hard drive 100 GB free HDD space (*see also **SQL Server** section below*)
- Second Hard drive for Archives/Backups-500 GB free HDD space
- Dual Network Interface Cards
- Active Directory (Workgroups are not supported)
- A domain controller cannot be used as the GUARD1 server

### **Server - Hardware with Mobile Devices or The PIPE (no Tracking or Duress)**

- 2.80 GHz 64-bit 4-thread CPU
- 16 GB RAM
- Main Hard drive 50 GB free HDD space (*see also **SQL Server** section below*)
- Second Hard drive for Archives/Backups-500 GB free HDD space
- Active Directory (Workgroups are not supported)
- A domain controller cannot be used as the GUARD1 server

### **SQL Server**

- Standard or Enterprise Edition. *Express Edition is not supported.*
- SQL Server 2019 with Reporting Services in Native Mode.
- SQL Server can run on the GUARD1 server or on a different server.
- The SQL Server hard drive must have space to accommodate growth of the databases:
- Without Tracking or Duress typical database growth is ~500MB per year.
- With Tracking and/or Duress typical database growth is ~15GB per year.
- These values are estimates. Actual growth is dependent on the number of objects (people, things and rules) and events (movements, scans, well-being checks, alerts).

### **Installation Requirements**

- Windows login with LOCAL ADMIN rights on the app server.
- Windows or SQL login with SYSADMIN rights on the SQL database server.
- Windows login with ADMIN rights on the SSRS server.
- If SSRS is not on the app server, a Windows Domain account with a non-expiring password is required to run the Guard1TrackingAppPool.

### **Connectivity**

- VPN or equivalent remote access to server for GUARD1 Professional Services and Technical Support.

## **Minimum requirements for Mobile Devices**

WiFi, SSL certificate and connectivity requirements apply to systems with **Mobile Devices**.

### **Third Party SSL Certificate**

- Required for on-premises system when Mobile Devices are implemented.
- Enables connectivity between the GUARD1 Mobile Devices and the GUARD1 server.
- Must be issued by a Trusted Root Certificate Authority.

### **Connectivity**

- VPN or other remote access to server for GUARD1 Professional Services and Technical Support.
- WiFi access is required where data is transferred or staff log in (control room, officer desk, etc.)
- Access to ManageEngine MDM server via Internet is required where mobile devices are charged or stored.

### **WiFi Infrastructure (Mobile)**

- A WiFi network that supports 802.11b or newer.
- A WiFi domain that supports WiFi roaming, with 802.11k and 802.11r.
- Minimum -67 dBm RSSI.
- Minimum 19 dBm SNR.
- Co-channel or adjacent channel separation of at least 19 dBm.
- NTP service available to mobile devices.

## **Minimum requirements for Tracking and Duress, all systems**

Network Infrastructure requirements apply to systems with **Tracking** or **Duress**.

### **Network Infrastructure (Tracking and/or Duress)**

- CAT 5 cabling per drawing.
- Switches as agreed.
- DHCP reservations for all Tracking Receivers. A list of Receiver MAC addresses will be provided.

Your GUARD1 Project Manager will work with you to determine cabling drops and additional network infrastructure necessary. Unless otherwise noted, network infrastructure is the customer's responsibility.



## **Minimum requirements for Tracking and Duress, Hosted Systems**

A **server** to host the GUARD1 Remote Device Hub service is **required on the customer's network** (the same network as the Tracking Receivers). This can be a Virtual Machine or hardware server. *This server is provided, administered and maintained by the customer.*

### **Remote Device Hub Server – Operating System**

- Windows Server 2016

### **Remote Device Hub Server – Hardware**

- 2.80 GHz 64-bit 10-thread CPU
- 32 GB RAM
- Main Hard drive 100 GB free HDD space
- Dual Network Interface Cards (one for primary LAN, the other for Tracking LAN)
- Active Directory (Workgroups are not supported)
- A domain controller cannot be used as the GUARD1 Remote Device Hub server

### **Installation Requirements**

- Windows login with LOCAL ADMIN rights on the app server.

### **Connectivity**

- VPN or equivalent remote access to the server for GUARD1 Professional Services and Technical Support.
  - Beyond Trust jump client is preferred
- Internet access is required for communication with the hosted application server

## **Requirements for Integration**

**Integration** requirements apply to systems with optional JMS, OMS or management system integration. Integration requires an in-depth review – please speak with your GUARD1 Account Manager.

### **JMS/OMS Integration**

- The customer or customer's management system vendor will provide an export file from JMS system meeting GUARD1's current JMS/OMS export requirements.
- The export is typically saved to a shared folder on a server or SFTP share.
- GUARD1 requires unique identifiers for beds and bed assignments.

## **Exhibit B**

### **GUARD1 Real Time Statement of Work**

#### **Overview**

The complete Statement of Work will include:

- Common work for all systems. See Statement of Work for All Systems.
- Server setup and software installation. See Statement of Work for On-Premises Systems or Statement of Work for Cloud Systems.
- Hardware setup. See Statement of Work for PIPE and/or Mobile Device and/or Duress/Active Tracking.
- Optional implementation of a management system interface. See Statement of Work for Management System / JMS / OMS Integration.

TimeKeeping Systems' work will be performed remotely unless otherwise agreed.

Customer assistance is important in defining work parameters and setting up the IT environment.

#### **Statement of Work for All Systems**

Purpose: This is the work common to all GUARD1 Real Time systems.

##### **Initial IT Review**

Participants: TimeKeeping Systems, Customer IT staff

Typical Duration: 30 minutes

Work performed:

TimeKeeping Systems will review the System Requirements with your team.

TimeKeeping Systems will provide the IT Deployment Guide to your team and review the information needed in order to begin the implementation process.

TimeKeeping Systems will set up the Kickoff meeting and provide an agenda.

Deliverables:

Deployment Guide information form completed by Customer

Samples provided to TimeKeeping Systems for forms being used, current wristband, ID badge

Project participants identified: Project Champion, Principal IT Contact

##### **Kickoff Meeting**

Participants: TimeKeeping Systems, Project Champion, Principal IT Contact, others to be identified

Typical Duration: One hour

Work performed

Review the components of the system being implemented.

Review the steps of the implementation process.

Discuss requirements, where applicable, for cabling, and infrastructure.

Discuss requirements for Customer WiFi environment (for mobile devices).

Discuss training and develop a preliminary plan.

Set a date for IT environment preparation by Customer.

Deliverables:

- Date set for remote system implementation
- Preliminary action plan

◆ **Milestone: Project Started**

### **IT Environment Preparation**

Work performed

- The Customer will prepare an environment that meets the System Requirements
- The Customer will notify TimeKeeping Systems and confirm the system implementation date

Deliverables:

- Hardware and software prerequisites are met on client workstations.
- Active Directory groups created and users assigned for GUARD1ControlRoom, GUARD1Management, GUARD1Supervisors, GUARD1Reports, GUARD1System
- Review environment with TimeKeeping Systems
- Date confirmed for remote system implementation
- Customer IT staff assigned and available

◆ **Milestone: IT Environment Ready**

### **Install GUARD1 on the server**

Typical Duration: Variable, depends on features, environment and scheduling

Participants: TimeKeeping Systems, Customer IT staff

Work performed:

- TimeKeeping System will install GUARD1 Real Time on the server – for cloud systems, on an Azure instance implemented by TimeKeeping Systems; for on-premises systems, on the Customer's server.
- Configure inmates, officers, assets, locations if JMS/OMS Integration is not implemented (up to 200 objects)
- Create Duty Posts
- Create Well-being Check Rules and Calendar / Inspection Rules
- Configure Maps and Zones
- Configure Activities, Handouts and Observations
- Configure Reports
- Configure Alerts and Notifications
- Configure System Agents
- Confirm Data Maintenance runs successfully

### **Install GUARD1 on a client workstation**

Participants: TimeKeeping Systems, Customer IT staff

Work performed:

- Install GUARD1 Real Time Client on Customer workstation
- Confirm that user can log in and access functions appropriate to their AD group assignment
- Review Client installation process with Customer IT staff for remaining workstations

### **System Check-Out**

Participants: TimeKeeping Systems, Customer IT staff

Work performed:

Confirm the system is functional

Deliverables:

System is installed and functional

◆ **Milestone: System is Customer Ready**

### Training

Participants: TimeKeeping Systems, Customer operations staff

Typical Duration: Varies depending on system size. Typically one to two days.

Work performed:

Review the GUARD1 system using Customer's deployment

How to enter data

How to use the system

How to run reports

Set date for followup call

Additional items such as Mobile Device training will be defined in a Training Plan as appropriate

Deliverables:

Customer is trained in use of the system

Customer is ready to enter data

Date set for go-live followup

◆ **Milestone: System is Go-Live Ready**

### Go Live

Participants: TimeKeeping Systems, Customer operations staff

Work performed:

TimeKeeping Systems staff is available to support Customer go live.

Deliverables:

System is up and running and in use

◆ **Milestone: System is Live**

### Followup

Typical Duration: 30 minutes

Participants: TimeKeeping Systems, Project Champion

Work performed:

Review system status

Determine and address any Customer problems

Set additional followup, if appropriate

Deliverables:

Installation and implementation are complete, or another followup

◆ **Milestone: Customer Approval**



## **Customer Acceptance**

Typical Duration: 30 minutes

Participants: TimeKeeping Systems, Project Champion

Work performed:

Review additional steps for system upkeep and maintenance

Customer accepts the system (sign-off)

Deliverables:

- Signed Customer acceptance

◆ **Milestone: Implementation Complete**

## Statement of Work for Server Implementation

GUARD1 can be deployed as an on-premises or cloud system. Only one of these statements of work will apply.

### Statement of Work for On-Premises Systems

Purpose: To implement the hardware environment for an on-premises Windows Server and SQL Server based GUARD1 system.

#### IT Environment Preparation

Work performed

TimeKeeping Systems will review requirements with the Customer

The Customer will prepare an environment that meets the System Requirements

The Customer will notify TimeKeeping Systems and confirm the system implementation date

Deliverables:

Hardware and software prerequisites are met on server(s) and workstations.

Active Directory groups created and users assigned for GUARD1ControlRoom,

GUARD1Management, GUARD1Reports, GUARD1System

SQL Server database maintenance includes database backup plan, recovery process, and archiving schedule

SQL Reporting Services is installed and configured

Date confirmed for remote system implementation

Customer IT staff assigned and available

◆ **Milestone: On-Premises Server is Ready**

### Statement of Work for Cloud Systems

Purpose: To implement a cloud based GUARD1 system.

#### IT Environment Preparation

Participants: TimeKeeping Systems, Customer operations staff

Work performed

TimeKeeping Systems will prepare a cloud system that meets the System Requirements

TimeKeeping Systems will contact Customer and confirm the system implementation date

Deliverables:

Cloud system ready for implementation

Local Active Directory groups created and users assigned for GUARD1ControlRoom,

GUARD1Management, GUARD1Reports, GUARD1System

◆ **Milestone: Cloud Server is Ready**

## Statement of Work for Hardware Implementation

GUARD1 supports multiple hardware options. One or more of these statements of work will apply, depending on the hardware selected by your organization.

### Statement of Work for PIPE Systems

Purpose: Set up hardware and checkpoints for the PIPE.

#### IT Environment Preparation

Work performed

- Locations planned for IP Downloader(s)
- Ethernet connection available for IP Downloader(s)

Deliverables:

- IP Downloaders connected and ready

◆ **Milestone: Downloaders Ready**

#### System Implementation

Work performed

- Assign iButtons or QR/NFC tags to locations
- Set up button wallets
- Configure IP Downloaders

◆ **Milestone: Hardware Ready**

### Statement of Work for Mobile Device Systems

Purpose: Set up mobile devices, supporting WiFi, and RFID tags and checkpoints.

#### IT Environment Preparation

Participants: TimeKeeping Systems, Customer operations staff

Work performed

- The Customer will prepare an environment that meets the WiFi System Requirements

Deliverables:

- WiFi configured to system requirements, including 802.11r and k, if required for mobile devices
- SSL Certificate procured for Mobile Clients
- Internet access for Mobile Device Management (MDM)
- Customer IT staff assigned and available

◆ **Milestone: IT Environment Ready**

#### Remote System Implementation

Participants: TimeKeeping Systems, Customer operations staff

Work performed

- Set up printing of RFID wristbands or ID cards
- Assign tags to inmates

◆ **Milestone: System is Customer Ready**

## **Training**

Participants: TimeKeeping Systems, Customer operations staff

Work performed:

- Discuss mobile device workflows
- How to use mobile devices
- Hands-on officer training

◆ **Milestone: System is Go-Live Ready**

## **Statement of Work for Duress / Tracking Systems**

Purpose: Set up and implementation of zone-based positioning system

### **IT Environment Preparation**

Work performed

Note: The network for GUARD1 receivers will be provided by the Customer unless otherwise agreed. TimeKeeping Systems recommends an independent network for duress and tracking systems.

Prepare a network environment that meets the System Requirements.

- Install network cabling
- Deploy switches and other network infrastructure

Deliverables:

- Network cabling
- Customer IT staff assigned and available

◆ **Milestone: IT Environment Ready**

### **Install GUARD1 on the server**

Work performed

- Assign Duress Devices to officers
- Assign tags to inmates
- Configure Zones and Maps
- Configure Tower Lights
- Configure System Agents

### **System preparation**

Work performed

- Install receivers
- Configure Receivers
- Tune receivers and optimize the system to maximize accuracy of location information

◆ **Milestone: System is Customer Ready**



## Statement of Work for Integration

GUARD1 integrates with a management system, for patients, residents, offenders, etc. This integration is optional, so the statement of work below will apply if your system includes integration.

### Statement of Work for Management Systems (JMS / OMS) Integration

#### Export File Preparation

Work performed

- The Customer will provide an export file that meets TKS specifications
- The Customer export will provide unique bed assignments per individual
- The Customer export will provide a URI for individuals' photos

Deliverables:

- XML Export file that meets TKS specifications
- Sample export file available for TKS development
- If an XML Export file is not available, the Customer will provide an agreed-on export

#### ◆ Milestone: Export Ready

#### Export File Preparation

Work performed

- TimeKeeping Systems will complete the integration using the Customer's export file

Deliverables:

- Integration is complete in GUARD1
- Ready for testing

#### ◆ Milestone: Export Ready

#### System Checkout

Participants: TimeKeeping Systems, Customer IT staff, Project Champion

Work performed:

- Confirm access to management system data
- Confirm access to photos
- Confirm that data is correct

Deliverables:

- Integration is complete and functional

#### ◆ Milestone: Integration is Customer Ready

**Exhibit C**  
**Equipment, Software and/or Services**

Subject to the terms and conditions of this Agreement, TimeKeeping Systems, Inc. ("TKS") offers, and Customer agrees to purchase, the Equipment, Software and/or Services as specified in:

- TKS Quote Number \_\_\_\_\_, incorporated herein by reference.
- Customer Purchase Order \_\_\_\_\_. Terms and conditions that appear on or are referenced in Customer's Purchase Order that are inconsistent with this Agreement are and shall be null and void.
- Price List (specify) \_\_\_\_\_
- Other (specify) \_\_\_\_\_

**Exhibit C**  
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- Other (specify) \_\_\_\_\_

REQUEST FOR COUNTY BOARD ACTION

|      |      |   |                    |
|------|------|---|--------------------|
| YEAR | 2023 |   | Resolution Request |
|      |      |   | Ordinance Request  |
|      |      | X | Report Request     |

Requestor/Originator: County Executive Jonathan Delagrave

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) County Executive Jonathan Delagrave

Does the County Executive know of this request: Yes

If related to a position or position change, Does the Human Resources Director know of this request:

Does this request propose the expenditure, receipt or transfer of any funds? No

If the answer is "YES". A fiscal note is required. If Fiscal Note is not created by Finance, send to Finance & Budget Manager before it goes to Committee.

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date Considered by Committee: 4/19/2023 Date of County Board Meeting to be Introduced:

1st Reading: 1st & 2nd Reading: \*

\* If applicable, include a paragraph in the memo explaining why 1st and 2nd reading is required.

Signature of Committee Chairperson/Designee:

SUGGESTED TITLE OF RESOLUTION/ORDINANCE/REPORT:

Consideration of nomination of Roland Behm as the Public Works and Development Services Director.

The suggested title should contain what the Committee is being asked to take action on (ex: Authorize, Approve) . If the action includes a transfer this must be included in the title.

SUBJECT MATTER:

The attached memo describes in detail the nature of resolution /ordinance /report and any specific facts which you want included in resolution/ordinance/report must be attached.

If requesting a multi year contract a copy of the contract or draft contract must be attached

Any request which requires the expenditure or transfer of funds must be accompanied by a fiscal note that shows the specific amount being transferred and the account number from which these funds will be taken and to which they will be transferred.

THIS FORM MUST BE FILLED OUT COMPLETELY PRIOR TO YOUR APPEARANCE BEFORE A COMMITTEE.

April 18, 2023

**REPORT NO. 2023-04**

**REPORT BY THE COUNTY EXECUTIVE APPOINTING  
THE RACINE COUNTY PUBLIC WORKS AND DEVELOPMENT SERVICES DIRECTOR**

To the Honorable Members of the Racine County Board of Supervisors:

The position of Director of Public Works and Development Services became vacant with the retirement of Julie Anderson. To succeed Mrs Julie Anderson as Public Works and Development Services Director, effective May 6, 2023, I am appointing the following person:

**ROLAND "ROLEY" BEHM**

Mr. Roley Behm has a proven record of success within the Public Works and Development Services Department. He began his career with Racine County in February 2016 when he was selected to join the highway engineering division as an engineering specialist. Roley was chosen due to his prior private sector experience in construction, land surveying, and environmental engineering. When Roley joined the County, he had associate degrees in land surveying and civil engineering and a bachelor's degree in environmental geoscience.

Roley possesses excellent communication and interpersonal skills, enabling him to effectively develop working relationships with his staff, peers, and leaders within and outside of Racine County. Due to these skills, Roley was quickly promoted to Engineering Manager in October 2018 and again to Highway and Parks Superintendent in November 2021. In these positions, he showcased his excellent leadership skills. Roley fostered a collaborative team effort with a large group to accomplish results on numerous projects.

Roley is a highly motivated employee, and he is committed to public service. In 2021, he obtained his master's degree in public administration from Purdue University. Roley has a deep understanding of Racine County's challenges and strengths. He is a creative thinker and has developed innovative solutions to provide our residents with efficient, effective services.

After careful consideration, I strongly recommend Roley Behm for the Public Works and Development Services Director position for Racine County. His expertise, skills, and experience make him an outstanding candidate for this critical position. He will significantly contribute to our County and help us achieve our goal of making Racine County a great place to live, work, and play.

I ask that you confirm this appointment.

Respectfully submitted,

A handwritten signature in black ink that reads "Jonathan Delagrave". The signature is written in a cursive, flowing style.

Jonathan Delagrave  
County Executive