

**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
Adan Merino-Cabrera, Youth in Governance Representative
Daysia Ward, Youth in Governance Representative

*** 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. ***

NOTICE OF MEETING OF THE
FINANCE AND HUMAN RESOURCES COMMITTEE

DATE: WEDNESDAY September 20th, 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 September 6, 2023, committee meeting – Action of the Committee only.
5. County Treasurer – Jeffrey Latus – Bid offers for several In Rem properties through the Racine County Treasurer’s sealed bid sale. – Action of the Committee only.
6. County Treasurer – Jeffrey Latus –Informational Summary of ACT 216 relating to the proceeds from the sale of In Rem properties– Information Only.
7. Communication & Report Referrals from County Board Meeting:

a. Bankruptcy items:

Type of Action:	Person/Persons
Chapter 7 Notice of Recovery of Assets and Opportunity to File Proof of Claim	Mark Patrick; Christine Flynn;

Chapter 7 Notice of Case	Leroy Willis III;
Chapter 13 Notice of Case	Mager Lamb; Charles Mcduffie
Chapter 13 Order Confirming Plan	Christina Munoz;
Chapter 13 Order Modifying Confirmed Plan	Robert Barkley SR; Freda Barkley; Daniel Vanderleest; Dennis Rector; Jeffrey Wolfe; Christy Wolfe;
Chapter 13 Notice and Request to Amend Unconfirmed Plan	Darnell McCall;
Chapter 13 Order Dismissing Case	Mamie Washington;
Chapter 13 Order of Discharge	Joseph Roberson; Robin Wade; Xavier Parker;

b. Foreclosure items:

Attorney	Lender	Person/Persons	Amt owed County
Gray & Associates, L.L.P.	Planet Home Lending, LLC.	Riley Mansell et all	\$263.50

Staff Report – No Action Items.

- Finance & Human Resources Committee – Next meeting will be on October 4, 2023, at 5:00 p.m.
 - Finance & Human Resources Committee – **Upcoming meetings for 2024 Budget with departments/offices on October 9th and 10th**. Meetings begin at 5 p.m.

8. Adjournment

FINANCE & HUMAN RESOURCES COMMITTEE ACTION ONLY

Requestor/Originator Finance & Human Resources Committee

Committee/Individual Sponsoring: Finance & Human Resources Committee

Date of Committee Meeting: 9/20/2023

**Signature of Committee Chairperson
/Designee:** _____

Description: Minutes from the September 6, 2023 FHR Meeting

Action: **County Board Supervisors**
 Approve
 Deny

Youth In Governance
 Approve
 Deny

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING
Wednesday, September 6, 2023

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

Meeting attended by: Chairman Trottier, Supervisors Spencer, Eckman, Wisch, Maier, and Miller, Youth in Governance Representatives Ward and Merino-Cabrera, Finance Director Gwen Zimmer, Human Resources Director Sarah Street, and County Executive Jonathan Delagrave.

Other attendees: Asst. Corporation Counsel John Serketich, Meissner Tierney Fisher & Nichols, S.C. Attorney Jacob Sosnay, Highway & Parks Superintendent Patrice Brunette, Chief Deputy James Weidner, Captain Bradley Friend, HR Benefits Manager Ani LaFave, and County Treasurer Jeffrey Latus

Excused: Supervisor Demske.

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 Ward.

Agenda Item #3 – Public Comments

There were no public comments.

Agenda Item #4 – Approval of Minutes from the August 2, 2023, committee meeting

Action: Approve the minutes from the August 2, 2023, committee meeting.

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

Agenda Item #5 Closed Session - IT IS ANTICIPATED THAT THE FINANCE AND HUMAN RESOURCES COMMITTEE WILL MEET IN A CLOSED SESSION PURSUANT TO SECTION 19.85(1)(g) OF THE WISCONSIN STATE STATUTES TO DISCUSS WITH LEGAL COUNSEL A CLAIM AGAINST RACINE COUNTY BY: QUENTIN POMPY [22CV61]; RONALD BAUMGART.

Action: To convene into closed session at 5:03 p.m. pursuant to Section 19.85(1)(g) of the Wisconsin State Statutes to discuss with legal counsel the status of the following: Quentin Pompy; Ronald Baumgart.

Motion Passed : Moved: Supervisor Miller Seconded: Supervisor Maier Vote: Roll-call vote was taken of the members present: All Ayes No Nays.

Agenda Item #5a – Regular Session.

Action: To reconvene into regular session at 5:40 p.m.

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING
Wednesday, September 6, 2023

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

Action: Approve the payment of claim of Ronald Baumgart in the amount of \$3595.23 as recommended by Racine County Corp. Counsel. **Motion passed.** Moved: Supervisor Miller. Seconded: Supervisor Wisch. Vote: All Ayes, No Nays.

Agenda Item #6 – Corporation Counsel – Michael Lanzdorf – Authorize a multi-year contract with LexisNexis, a division of RELX Inc. for a period of October 1, 2023, to September 30, 2026. – 2023 – Resolution – Action Requested: 1st and 2nd Reading at the September 12, 2023, County Board Meeting.

This item was presented by Asst. Corporation Counsel John Serketich.

Action: Authorize a multi-year contract with LexisNexis, a division of RELX Inc. for a period of October 1, 2023, to September 30, 2026. – 2023 –Resolution – Action Requested: 1st and 2nd Reading at the September 12, 2023, County Board Meeting.

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

Agenda Item #7 Sheriff’s Office – Jonathan Delagrave & Christopher Schmaling – Update on Jail Medical Contract – Information Only.

This item was presented by County Executive Jonathan Delagrave, Chief Deputy James Weidner, and Captain Bradley Friend.

Agenda Item #8 County Treasurer –Jeffrey Latus – Request to County Board to allow for the cancellation of interest & penalty for 1205 & 1325 Sixteenth St, in accordance with Wis. Stat. § 75.105 and in agreement with the WI DNR. – Resolution – Action Requested: 1st Reading at the September 12, 2023, County Board Meeting.

This item was presented by County Treasurer Jeffrey Latus

Action: Allow for the cancellation of interest & penalty for 1205 & 1325 Sixteenth St, in accordance with Wis. Stat. § 75.105 and in agreement with the WI DNR. – Resolution – Action Requested: 1st Reading at the September 12, 2023, County Board Meeting.

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

Agenda Item #9 – Human Services – Hope Otto– Authorize the capital project Records Room Redesign, transfer of \$50,000 within the 2023 Human Services Department and 2023 Capital Projects budget. – Resolution – Action Requested: 1st Reading at the September 12, 2023, County Board Meeting.

This item was presented by County Executive Jonathan Delagrave.

Action: Authorize the capital project Records Room Redesign, transfer of \$50,000 within the 2023 Human Services Department and 2023 Capital Projects budget. – Resolution – Action Requested: 1st Reading at the September 12, 2023, County Board Meeting.

FINANCE AND HUMAN RESOURCES COMMITTEE MEETING
Wednesday, September 6, 2023

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

Agenda Item #10 Human Resources – Jonathan Delagrave & Sarah Street –2024 Employee Benefit Presentation –Information Only.

This item was presented by County Executive Jonathan Delagrave, Director of Human Resources Sarah Street and HR Benefits Manager Ani LaFave.

Committee requests the report be forwarded to the full County Board.

Agenda Item #11 -Communication & Report Referrals from County Board Meeting:

Action: Receive and file items a.

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

Agenda Item #12 – Staff Report – No Action Items.

- a. Finance & Human Resources Committee – Next Meeting will be September 20, 2023.

Agenda Item #13 – Adjournment.

Action: Adjourn the meeting at 6:56 p.m.

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

REQUEST FOR COUNTY BOARD ACTION

YEAR <u>2023</u>	X	Action of Committee Only
		Resolution Request
		Ordinance Request
		Information only
		Report Request

Requestor/Originator: Racine County Treasurer- Jeffrey Latus

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) Racine County Treasurer- Jeffrey Latus
 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: N/A

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: 9/20/2023 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:

BID OFFERS FOR SEVERAL IN REM PROPERTIES THROUGH THE RACINE COUNTY TREASURER'S SEALED BID SALE.

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 **5-1**

MEMO

September 7, 2023

TO: Donald J Trottier
Chairman, Finance and Human Resources Committee

FROM: Jeff Latus, Racine County Treasurer

RE: Sealed Bid Sale of In Rem Foreclosure Property

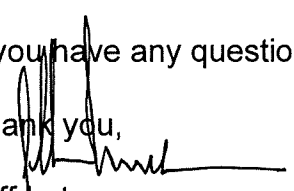
Please put on the agenda for the meeting scheduled for September 20th, 2023, time to present multiple bid offers for County owned in-rem parcels.

All the parcels were included in the Racine County Treasurer's Sealed Bid Sale that ran from August 16th – September 6th, 2023.

The Racine County Treasurer's list of recommendations and offers to purchase have been attached for your consideration.

If you have any questions, please feel free to contact me.

Thank you,



Jeff Latus

Racine County Treasurer

Cc: John Serketich

TREASURER'S RECOMMENDATIONS TO FINANCE & HUMAN RESOURCE COMMITTEE - 9/20/2023

ITEM #	PARCEL # - ADDRESS	BID AMOUNT	BIDDER	TREASURER'S RECOMMENDATION	FUTURE USAGE
3	VILLAGE OF UNION GROVE / 186-032131064000	\$ 80,000.10	MAHMOUD ALGAZZAR	ACCEPT: HIGHEST BID	Intends to use as primary residence
	1339 HIGH ST / RESIDENTIAL BUILDING MINIMUM BID \$73,000	\$ 76,500.00	NICLAUS & JOHAN KORNDORFER	REJECT: OUTBID	Intends to fix up property and use as primary residence
4	CITY OF RACINE / 276-000000050007	\$ 21,001.00	5KEVENTS.ORG, LLC / PATRICK FLYNN	ACCEPT: ONLY BID	Intends to either build a bed & breakfast or use as HQ for 5kevents.org, LLC.
	80 HARBORVIEW DR / COMMERCIAL LOT MINIMUM BID \$20,000				
5	CITY OF RACINE / 276-000009000000	\$ 48,000.00	HILKER RENTALS, LLC / SYVASOWRI SURENDRAN	ACCEPT: HIGHEST BID	Intends to use as rental property for employee
	1634 GRAND AVE / RESIDENTIAL BUILDING MINIMUM BID \$43,000	\$ 44,600.00	MMA DEVELOPMENT LLC / MARIO M ARCE	REJECT: OUTBID	Intends to use as rental property
6	CITY OF RACINE / 276-000001072000	\$ 109,000.00	MARY KATHLEEN PETTINGER	ACCEPT: HIGHEST BID	Intends to rehab and use as rental property
	1125 PARK AVE / COMMERCIAL BUILDING MINIMUM BID \$76,000	\$ 77,600.00	MMA DEVELOPMENT LLC / MARIO M ARCE	REJECT: OUTBID	Intends to use as rental property
7	CITY OF RACINE / 276-000003307000	\$ 37,000.00	MMA DEVELOPMENT LLC / MARIO M ARCE	ACCEPT: ONLY BID	Intends to use as rental property
	1022 LOCKWOOD AVE / RESIDENTIAL BUILDING MINIMUM BID \$36,000				
8	CITY OF RACINE / 276-000003316000	\$ 22,000.00	SANJUANA ADAME	ACCEPT: ONLY BID	Intends to own residential property as primary residence
	1028 LOCKWOOD AVE / RESIDENTIAL BUILDING MINIMUM BID \$20,000				
10 & 11	CITY OF RACINE				
	276-000005313000 & 276-000005314000 3313 FIRST AVE & 3311 FIRST AVE RESIDENTIAL LOTS MINIMUM BID \$14,000	\$ 15,300.00 \$ 15,001.00	THOMAS M CECCHINI BUDGET BUILDERS OF WISCONSIN, LLC / DOUGLAS TERRELL	ACCEPT: HIGHEST BID REJECT: OUTBID	Intends to develop the site and construct a new home for sale Intends to build affordable housing on the lots
12	CITY OF RACINE / 276-000005024000	\$ 3,200.00	WIL MANOR APARTMENTS LLC	ACCEPT: ONLY BID	Intends to use as play area - adjacent property owner
	247 N MEMORAL DR / RESIDENTIAL LOT MINIMUM BID \$3,100				
13	CITY OF RACINE / 276-000006087000	\$ 87,501.00	MIROSLAV IVANOVIC	ACCEPT: HIGHEST BID	Intends to use as rental property
	2104 KINZIE AVE / RESIDENTIAL BUILDING MINIMUM BID \$52,000	\$ 53,100.00	MMA DEVELOPMENT LLC / MARIO M ARCE	REJECT: OUTBID	Intends to use as rental property
14	CITY OF RACINE / 276-000006294000	\$ 34,200.00	MMA DEVELOPMENT LLC / MARIO M ARCE	ACCEPT: ONLY BID	Intends to use as rental property
	1617 MAPLE ST / RESIDENTIAL BUILDING MINIMUM BID \$34,000				

18	CITY OF RACINE / 276-00009534000	\$ 55,000.00	HILKER RENTALS, LLC / SIVAGOWRI SURENDRAN	ACCEPT: HIGHEST BID	Intends to rent property to an employee
	2505 WASHINGTON AVE / RESIDENTIAL BUILDING MINIMUM BID \$48,000	48,600.00	MMA DEVELOPMENT LLC / MARIO M ARCE	REJECT: OUTBID	Intends to use as rental property
21	CITY OF RACINE / 276-000019725000	\$ 76,000.00	JOSEPH RUDD	ACCEPT: HIGHEST BID	Intends to either use as rental property or resell
	3433 SIXTH AVE / RESIDENTIAL BUILDING	\$ 65,600.00	LAURA E GUTIERREZ PALAFOX	REJECT: OUTBID	Intends to fix it up and keep for parents
	MINIMUM BID \$55,000	\$ 61,600.00	DUSTIN B RADKE	REJECT: OUTBID	Intends to renovate and either rent or sell
		\$ 58,500.00	THOMAS M CECCHINI	REJECT: OUTBID	Intends to renovate and either rent or sell

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: VILLAGE OF UNION GROVE

Updated: 9/7/2023

PARCEL # 186-03-21-31-064-000

IN REM ACTION #: 2022-1

ITEM #: 44

JUDGMENT DOC #: 2652469/2652470
 JUDGEMENT DATE: 4/14/2023
 COURT CASE #: 22-CV-1298
 COURT DATE: 4/10/2023

LEGAL DESCRIPTION: THE SOUTH 5 FEET OF LOT 44, ALL OF LOT 43 AND THE NORTH 15 FEET OF LOT 42, BLOCK 2, MOREY'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE VILLAGE OF UNION GROVE, COUNTY OF RACINE AND STATE OF WISCONSIN.

PROP. ADDRESS:	1339 HIGH ST
ACRES:	0.182
ZONE/DESC:	VILLAGE / RESIDENTIAL
ASSESSED VALUE:	
Land:	\$34,300.00
IMP:	\$133,000.00
TOTAL:	\$167,300.00

FORMER OWNER: THE ESTATE OF JOHN KELLEY, DECEASED

FAIR MARKET VALUE 2022	\$189,400.00
APPRAISED VALUE:	\$73,000.00
YEAR:	2023

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2012	1,008.23	-	\$1,240.12	\$620.06	\$2,868.41
2013	2,782.98	-	\$3,089.11	\$1,544.55	\$7,416.64
2014	2,668.72	-	\$2,642.03	\$1,321.02	\$6,631.77
2015	2,709.19	-	\$2,357.00	\$1,178.50	\$6,244.69
2016	2,557.09	-	\$1,917.82	\$958.91	\$5,433.82
2017	2,550.55	-	\$1,606.85	\$803.42	\$4,960.82
2018	3,069.79	-	\$1,565.59	\$782.80	\$5,418.18
2019	3,205.76	-	\$1,250.25	\$625.12	\$5,081.13
2020	3,097.64	-	\$836.36	\$418.18	\$4,352.18
2021	2,757.01	-	\$413.55	\$206.78	\$3,377.34
2022	2,928.28	1,151.05	\$122.38	\$61.19	\$4,262.90
	\$29,335.24	\$1,151.05	\$17,041.06	\$8,520.53	

SPECIAL OVER 7500: \$0.00 **TAX TOTALS:** \$56,047.88

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$1,786.00
Appraisal Fee	\$272.25
Newspaper Sale ad	\$52.60
Affordable Tree Care	\$400.00
Lawn & Snow Care	\$120.00
FEE & COST TOTAL:	\$2,917.45

GRAND TOTAL: \$58,965.33

<p>DISPOSITION: _____</p> <p>TO: _____</p> <p>ON _____</p> <p>TOTAL COSTS: <u>\$58,965.33</u></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:

1339 High st, union Grove, WI 53182

Sale Parcel/Tax Key #:

186-032131064000

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

\$ 80,000.10

**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): Mahmoud AlgaZZar

Business Entity / Organization:

Skip if you are bidding as an individual _____

Mailing Address of Bidder: 1948 Jay eye see Ave, Racine, WI 53403

Phone Number(s): 414-306-4882

Email Address: GZZAR2010@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 residency

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.

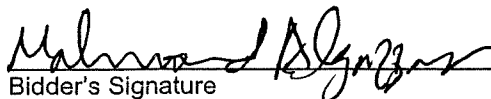
I swear and certify that I have no outstanding judgments, health, building, or zoning code violations.

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

9-5-2023
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:

1339 High St. Union Grove, WI, 53182

Sale Parcel/Tax Key #:

186-032131064000

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

76,500.⁰⁰

****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): Niclaus Korndorfer, John Korndorfer

Business Entity / Organization:

Skip if you are bidding as an individual _____

Mailing Address of Bidder: 625 Wolff. St. Apt. 4

Phone Number(s): 262-939-5213

Email Address: Korndorfercarpentry@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.

Hans and I both currently rent, will be fixing the property up and then living in it/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)



Bidder's Signature

9/5/2023

Date Signed



Bidder's Signature

9/5/2023

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.

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-00-050-007

IN REM ACTION #: 2022-1

ITEM #: 49

JUDGMENT DOC #: 2652469/2652470
 JUDGEMENT DATE: 4/14/2023
 COURT CASE #: 22-CV-1298
 COURT DATE: 4/10/2023

LEGAL DESCRIPTION: PART OF PARCEL I OF CERTIFIED SURVEY MAP NO. 1455, RECORDED ON FEBRUARY 2, 1990 AS DOCUMENT NO. 1302721, BEING A REDIVISION OF PART OF BLOCK 7 OF THE ORIGINAL PLAT OF THE CITY OF RACINE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL II OF SAID CERTIFIED SURVEY MAP NO. 1455; THENCE NORTH 10 DEGREES 90' 37" WEST ON AND ALONG THE WEST LINE OF SAID PARCEL I, 114.86 FEET TO A POINT; THENCE NORTH 76 DEGREES 55' 27" EAST 11.11 FEET TO THE WEST END OF A CONCRETE RETAINING WALL; THENCE CONTINUING NORTH 76 DEGREES 55' 27" EAST ON AND ALONG SAID WALL 60.89 FEET TO A POINT; THENCE NORTH 76 DEGREES 59' 00" EAST ON AND ALONG SAID WALL 48.38 FEET TO A POINT; THENCE SOUTH 16 DEGREES 45' 40" WEST 140.58 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL I, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT. SAID CURVE HAVING CENTER ANGLE OF 30 DEGREES 0' 0", A RADIUS OF 35.50 FEET, A CHORD BEARING NORTH 85 DEGREES 30' 18" WEST AND A CHORD DISTANCE OF 18.38 FEET; THENCE NORTHWESTERLY ON AND ALONG THE ARC OF SAID CURVE 18.59 FEET TO A POINT; THENCE SOUTH 79 DEGREES 29' 42" WEST ON AND ALONG THE SOUTH LINE OF SAID PARCEL I, 38.80 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

PROP. ADDRESS:	80 HARBORVIEW DR	
ACRES:	0.238	
ZONE/DESC:	B-4 / COMMERCIAL LOT	
ASSESSED VALUE:	Land:	\$94,000.00
	IMP:	\$0.00
	TOTAL:	\$94,000.00

FORMER OWNER: MIDWEST PROFESSIONAL PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY CO

FAIR MARKET VALUE 2022	\$103,700.00
-------------------------------	--------------

APPRAISED VALUE:	\$20,000.00
YEAR:	2023

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2019	2,588.87	272.89	\$1,116.09	\$558.04	\$4,535.89
2020	2,594.43	228.85	\$762.29	\$381.14	\$3,966.71
2021	2,654.70	326.73	\$447.22	\$223.61	\$3,652.26
2022	2,354.83	341.73	\$80.89	\$40.44	\$2,817.89
\$10,192.83		\$1,170.20	\$2,406.49	\$1,203.23	

SPECIAL OVER 7500:	\$0.00	TAX TOTALS:	\$14,972.75
---------------------------	--------	--------------------	--------------------

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$0.00
FEE & COST TOTAL: \$581.20	

GRAND TOTAL: \$15,553.95

DISPOSITION:	
TO:	
ON	
TOTAL COSTS:	\$15,553.95
SOLD / DONATED FOR:	
PROFIT OR (LOSS):	
GENERAL RECEIPT NUMBERS	
NO:	
NO:	

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 9/20/2023
 Appraised Value \$ 20,000.00

Sale Made By: Sealed Bid

Address 80 Harborview Dr
 Municipality City of Racine
 Parcel # 276-00000050007
 Purchase Price \$ 21,001.00

Name, address & phone number of Purchaser:
 5Kevents.org, LLC / Patrick Flynn
 4124 Mona Park Road
 Racine WI 53405
 262-620-2018
 Patrick@5Kevents.org

Tax Principal On Books \$ 10,192.83
 Quit Claim Deed \$ 30.00
 Specials Over \$7,500 \$ -
 Recording Fee \$ 2.00
 Specials \$ 1,170.20
 Total Due \$ 21,033.00

Interest & Penalty \$ 3,609.72
 Deposit \$ 4,232.20
 Costs (In-Rem / Sale) \$ 581.20
 Balance Due \$ 16,800.80

TOTAL COSTS \$ 15,553.95

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:

PART OF PARCEL I OF CERTIFIED SURVEY MAP NO. 1455, RECORDED ON FEBRUARY 2, 1990 AS DOCUMENT NO. 1302721, BEING A REDIVISION OF PART OF BLOCK 7 OF THE ORIGINAL PLAT OF THE CITY OF RACINE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL II OF SAID CERTIFIED SURVEY MAP NO. 1455; THENCE NORTH 10 DEGREES 37' WEST ON AND ALONG THE WEST LINE OF SAID PARCEL I, 114.86 FEET TO A POINT; THENCE NORTH 76 DEGREES 55' 27" EAST 11.11 FEET TO THE WEST END OF A CONCRETE RETAINING WALL; THENCE CONTINUING NORTH 76 DEGREES 55' 27" EAST ON AND ALONG SAID WALL 60.89 FEET TO A POINT; THENCE NORTH 76 DEGREES 59' 00" EAST ON AND ALONG SAID WALL 48.38 FEET TO A POINT; THENCE SOUTH 16 DEGREES 45' 40" WEST 140.58 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL I, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT. SAID CURVE HAVING CENTER ANGLE OF 30 DEGREES 0' 0", A RADIUS OF 35.50 FEET, A CHORD BEARING NORTH 85 DEGREES 30' 18" WEST AND A CHORD DISTANCE OF 18.38 FEET; THENCE NORTHWESTERLY ON AND ALONG THE ARC OF SAID CURVE 18.59 FEET TO A POINT; THENCE SOUTH 79 DEGREES 29' 42" WEST ON AND ALONG THE SOUTH LINE OF SAID PARCEL I, 38.80 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

Recommend Approval
 Racine County Treasurer

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: 80 Harborview Dr Racine WI 53403 - 0.238 acres

Sale Parcel/Tax Key #: Parcel: 276-000000050007

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

\$21,001.00

****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): Patrick Flynn

Business Entity / Organization:
Skip if you are bidding as an individual 5Kevents.org, llc

Mailing Address of Bidder: 4124 Mona Park Road, Racine, WI 53405

Phone Number(s): 262.620.2018

Email Address: Patrick@5Kevents.org

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 next page - 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 We would need 2 to 3 years to allow for planning, permitting and construction

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

* HQ for 5Kevents.org if we can get rezoned to allow.

Commercial Utility Mfg/Telephone Co

Misc. (explain): Bed and Breakfast with at least 4 rooms for guests

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.

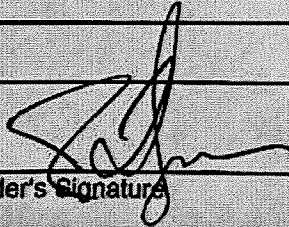
I swear and certify that I am not a relative of the former owner of the above listed property.

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



08/29/2023

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.

Option 1:

If we were awarded the property as zoned (R-5), we would propose building a bed and breakfast (B&B) at that location. The B&B would be our private residence with a few rooms for guests.

Bed and breakfasts are a great way to provide travelers with a unique experience. They offer a more personal touch than traditional hotels and motels. Guests can enjoy the comfort of staying in a home-like environment while still having access to all the amenities they need.

Our B&B would be designed to provide guests with the ultimate experience in comfort and relaxation. We would offer comfortable rooms with all the amenities guests need to feel at home, including:

- Private bathrooms
- Wi-Fi
- Cable TV
- Breakfast included
- Laundry facilities
- Parking

We would also offer a variety of additional amenities, such as:

- A library
- A game room
- A hot tub
- At least 2 to 3 boat slips for guest use and Jet Ski Rentals

We believe that our B&B would be an excellent addition to the downtown Racine area. It would provide travelers with a unique experience while also helping to support the local economy.

Option 2:

If the property can be zoned commercial, we would seek approval to build our headquarters (HQ) at that location. The HQ would include office space, training facilities, and storage for our event company, 5Kevents.org, LLC.

Our HQ would be designed to be a modern and efficient workspace that would blend in with the area. It would allow us to continue to grow our business. It would be a place where our employees could collaborate and be inspired and allow a meeting place for our clients and a meeting place for our running clients who utilize the root river and lakefront pathways.

The training facilities would be state-of-the-art and would be used to train our employees on our products and services. They would also be used to host events and workshops for our customers and partners.

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-00-900-000

IN REM ACTION #: **2022-1**

ITEM #: 54

JUDGMENT DOC #: 2652469/2652470
 JUDGEMENT DATE: 4/14/2023
 COURT CASE #: 22-CV-1298
 COURT DATE: 4/10/2023

LEGAL DESCRIPTION: ALL THAT CERTAIN PIECE OR PARCEL OF LAND KNOWN AND DESCRIBED AS THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 80 FEET IN WIDTH OF BLOCK 6, IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN MADE, BY COMMISSIONERS APPOINTED BY SAID COURT TO PARTITION A PART OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 EAST, AMONG THE SEVERAL OWNERS THEREOF IN AN ACTION WHEREIN SIMEON WHITELY AND WIFE WERE PLAINTIFFS VS. FRANCIS HOLBORN, ET AL, DEFENDANTS. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

PROP. ADDRESS:	<u>1634 GRAND AVE</u>
ACRES:	<u>0.113</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	
	Land: <u>\$9,600.00</u>
	IMP: <u>\$68,400.00</u>
	TOTAL: <u>\$78,000.00</u>

FORMER OWNER: TOBY MORONES

FAIR MARKET VALUE 2022	<u>\$86,000.00</u>
APPRAISED VALUE:	<u>\$43,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	1,858.61	2,177.74	\$4,480.35	\$2,240.17	\$10,756.87
2014	1,744.56	3,334.23	\$5,028.00	\$2,514.00	\$12,620.79
2015	1,834.70	1,705.91	\$3,080.33	\$1,540.17	\$8,161.11
2016	1,813.00	1,318.31	\$2,348.48	\$1,174.24	\$6,654.03
2017	1,886.87	1,934.52	\$2,407.48	\$1,203.73	\$7,432.60
2018	1,913.34	1,488.23	\$1,734.80	\$867.40	\$6,003.77
2019	1,860.47	1,291.43	\$1,229.24	\$614.62	\$4,995.76
2020	2,002.62	1,332.72	\$900.54	\$450.27	\$4,686.15
2021	2,048.56	1,541.26	\$538.47	\$269.23	\$4,397.52
2022	1,887.61	1,577.23	\$103.94	\$51.97	\$3,620.75
	\$18,850.34	\$17,701.58	\$21,851.63	\$10,925.80	

SPECIAL OVER 7500:	\$0.00		TAX TOTALS:	\$69,329.35
---------------------------	---------------	--	--------------------	--------------------

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$2,166.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$30.00
FEE & COST TOTAL:	
\$2,777.20	
GRAND TOTAL:	
\$72,106.55	

DISPOSITION: _____ TO: _____ ON: _____ TOTAL COSTS: <u>\$72,106.55</u> SOLD / DONATED FOR: _____ PROFIT OR (LOSS): _____	GENERAL RECEIPT NUMBERS NO: _____ NO: <u>5-17</u>
---	---

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 9/20/2023

Appraised Value \$ 43,000.00

Sale Made By: Sealed Bid

Address 1634 Grand Ave
 Municipality City of Racine
 Parcel # 276-000000900000
 Purchase Price \$ 48,000.00

Tax Principal On Books \$ 18,850.34
 Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -
 Recording Fee \$ 2.00

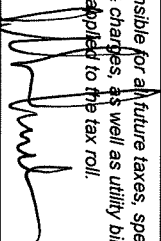
Specials \$ 17,701.58
 Total Due \$ 48,032.00

Interest & Penalty \$ 32,777.43
 Deposit \$ 9,600.00

Costs (In-Rem / Sale) \$ 2,777.20
 Balance Due \$ 38,432.00

TOTAL COSTS \$ 72,106.55

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:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND KNOWN AND DESCRIBED AS THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 80 FEET IN WIDTH OF BLOCK 6, IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN MADE, BY COMMISSIONERS APPOINTED BY SAID COURT TO PARTITION A PART OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 EAST, AMONG THE SEVERAL OWNERS THEREOF IN AN ACTION WHEREIN SIMEON WHITELEY AND WIFE WERE PLAINTIFFS VS. FRANCIS HOLBORN, ET AL, DEFENDANTS. 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 _____



Office of County Treasurer

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

RCTreasurer@racinecounty.com

43K

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

Sale Property Address: 1634 Grand Av Racine WI

Sale Parcel/Tax Key #: 276-00-00-900-000

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

48,000.00

**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): Sivagowri Surendran * * Deed only in LLC name * *

Business Entity / Organization: Hilker Rentals, LLC
Skip if you are bidding as an individual

Mailing Address of Bidder: 1015 Washington Av Racine WI 53403

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.

Rent the property to below market rental to my employee

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)

1018 Hiker Place, Racine, WI

Bidder's Signature 

9/6/23
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 9/20/2023

Appraised Value \$ 43,000.00

Sale Made By: Sealed Bid

Address 1634 Grand Ave
Municipality City of Racine
Parcel # 276-000000900000

Purchase Price \$ 44,600.00

Tax Principal On Books \$ 18,850.34

Quit Claim Deed \$ 30.00

Specials Over \$7,500 \$ -

Recording Fee \$ 2.00

Specials \$ 17,701.58

Total Due \$ 44,632.00

Interest & Penalty \$ 32,777.43

Deposit \$ 8,920.00

Costs (In-Rem / Sale) \$ 2,777.20

Balance Due \$ 35,712.00

TOTAL COSTS \$ 72,106.55

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:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND KNOWN AND DESCRIBED AS THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTH 80 FEET IN WIDTH OF BLOCK 6, IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 EAST, ACCORDING TO A PLAT FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR RACINE COUNTY, WISCONSIN MADE BY COMMISSIONERS APPOINTED BY SAID COURT TO PARTITION A PART OF THE NORTH 1/2 OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 EAST, AMONG THE SEVERAL OWNERS THEREOF IN AN ACTION WHEREIN SIMEON WHITELEY AND WIFE WERE PLAINTIFFS VS. FRANCIS HOLBORN, ET AL, DEFENDANTS, 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



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: 1634 GRAND AVE RACINE WI 53403

Sale Parcel/Tax Key #: 276-00000900000

Bid Offer Amount: Bid must be minimum bid amount or higher to be considered a valid bid. \$44,600.00

**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): MARIO M. ARCE

Business Entity / Organization: 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.

USE AS RENTAL 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.

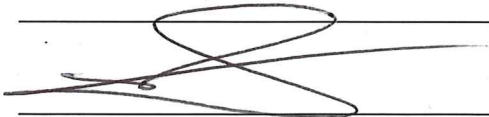
I swear and certify that I am not a relative of the former owner of the above listed property.

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)

PLEASE SEE ATTACHMENT



Bidder's Signature

SEP 1ST 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.

LIST OF CURRENTLY OWNED PROPERTIES IN RACINE

1126 BLAKE AVE RACINE WI
111 HOWLAND AVE RACINE WI
909 HAMILTON ST RACINE WI
1631 EAST ST RACINE WI
1702 9TH ST RACINE WI
1300 HAYES AVE RACINE WI
1739 ILLINOIS ST RACINE WI
2001 MEAD ST RACINE WI
1221 N WISCONSIN ST RACINE WI
1144 CENTER ST RACINE WI
1330 12TH ST RACINE WI
1626 WEST ST RACINE WI
1239 ARTHUR ST RACINE WI
1416 MARQUETTE ST RACINE WI
1112 ALBERT ST RACINE WI

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-01-072-000

IN REM ACTION #: **2022-1**

ITEM #: 58

JUDGMENT DOC #: 2652469/2652470
 JUDGEMENT DATE: 4/14/2023
 COURT CASE #: 22-CV-1298
 COURT DATE: 4/10/2023

LEGAL DESCRIPTION: THAT PART OF LOT 7, BLOCK 31, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE EAST LINE OF PARK AVENUE, 40.17 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 40.16 FEET; THENCE EAST 120 FEET TO A POINT, 80.33 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 40.16 FEET; THENCE WEST 120 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN.

PROP. ADDRESS:	<u>1125 PARK AVE</u>
ACRES:	<u>0.112</u>
ZONE/DESC:	<u>COMMERCIAL</u>
ASSESSED VALUE:	Land: \$15,400.00 IMP: \$161,600.00 TOTAL: <u>\$177,000.00</u>

FORMER OWNER: JOHN H APPLE

FAIR MARKET VALUE 2022	<u>\$195,200.00</u>
-------------------------------	---------------------

APPRAISED VALUE:	<u>\$76,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	4,013.95	708.58	\$5,242.01	\$2,621.00	\$12,585.54
2015	4,045.55	1,137.95	\$4,509.65	\$2,254.82	\$11,947.97
2016	3,996.28	1,318.65	\$3,986.20	\$1,993.10	\$11,294.23
2017	4,108.42	2,360.52	\$4,075.43	\$2,037.71	\$12,582.08
2018	4,188.38	2,157.86	\$3,236.58	\$1,618.29	\$11,201.11
2019	4,091.30	3,929.06	\$3,127.94	\$1,563.97	\$12,712.27
2020	4,210.65	3,668.78	\$2,127.45	\$1,063.72	\$11,070.60
2021	4,307.88	4,737.21	\$1,356.76	\$678.38	\$11,080.23
2022	4,367.71	1,015.60	\$161.50	\$80.76	\$5,625.57
	\$37,330.12	\$21,034.21	\$27,823.52	\$13,911.75	

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

TAX TOTALS: \$100,099.60

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$2,010.00
Re-Board 3 RE-Boards	\$605.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$30.00
FEE & COST TOTAL:	<u>\$3,226.20</u>

GRAND TOTAL: \$103,325.80

DISPOSITION:		
TO:		
ON:		
TOTAL COSTS:	<u>\$103,325.80</u>	GENERAL RECEIPT NUMBERS
SOLD / DONATED FOR:		NO: <u>5-25</u>
PROFIT OR (LOSS):		NO:

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 9/20/2023

Appraised Value

\$ 76,000.00

Sale Made By: Sealed Bid

Address 1125 Park Ave
Municipality City of Racine
Parcel # 276-000001072000

Purchase Price

\$ 109,000.00

Tax Principal On Books \$ 37,330.12

Quit Claim Deed

\$ 30.00

Specials Over \$7,500 \$ -

Recording Fee

\$ 2.00

Specials \$ 21,034.21

Total Due

\$ 109,032.00

Interest & Penalty \$ 41,735.27

Deposit

\$ 21,800.00

Costs (In-Rem / Sale) \$ 3,226.20

Balance Due

\$ 87,232.00

TOTAL COSTS \$ 103,325.80

Name, address & phone number of Purchaser:
Mary Kathleen Pettinger
387 Lake Street
Green Lake WI 54941
262-412-6147
Kpettinger@ymail.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:

THAT PART OF LOT 7, BLOCK 31, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE EAST LINE OF PARK AVENUE, 40.17 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 40.16 FEET; THENCE EAST 120 FEET TO A POINT, 80.33 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 40.16 FEET; THENCE WEST 120 FEET TO THE PLACE OF BEGINNING; 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



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:

1125 Park Ave

Sale Parcel/Tax Key #:

276-00001072000

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

\$109,000

**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): 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@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.

The property would be cleaned out & rehabbed with all new electrical, kitchen, baths, etc as needed and rented out.

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 17th Street, Racine WI
 ② 1647 Wisconsin St. Racine WI,
 ③ 300 Kewaukee, Racine WI
 ④ 936 Wisconsin Avenue, Racine WI,
 ⑤ 387 Lake St
 Green Lake WI
 ⑥ 577 South
 Street
 Green Lake
 WI

Bidder's Signature _____ Date Signed 9/16/2023
 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 9/20/2023

Appraised Value

\$ 76,000.00

Sale Made By: Sealed Bid

Address 1125 Park Ave
Municipality City of Racine
Parcel # 276-000001072000

Purchase Price

\$ 77,600.00

Tax Principal On Books

\$ 37,330.12

Quit Claim Deed

\$ 30.00

Specials Over \$7,500

\$ -

Recording Fee

\$ 2.00

Specials

\$ 21,034.21

Total Due

\$ 77,632.00

Interest & Penalty

\$ 41,735.27

Deposit

\$ 15,220.00

Costs (In-Rem / Sale)

\$ 3,226.20

Balance Due

\$ 62,412.00

TOTAL COSTS

\$ 103,325.80

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.

Name, address & phone number of Purchaser:
MMA Development LLC / Mario M Arce
6333 Horseshoe Ln
Racine WI 53402
262-770-7231
MMADevelopment2017@gmail.com

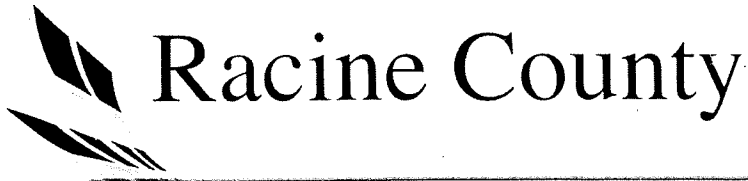
Description of Property:

THAT PART OF LOT 7, BLOCK 31, SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE EAST LINE OF PARK AVENUE, 40.17 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 40.16 FEET; THENCE EAST 120 FEET TO A POINT, 80.33 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 40.16 FEET; THENCE WEST 120 FEET TO THE PLACE OF BEGINNING; 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



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:

1125 PARK AVE RACINE WI 53403

Sale Parcel/Tax Key #:

276-000001072000

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

\$77,600⁰⁰

**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): MARIO M. ARCE

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.

USE AS RENTAL 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.

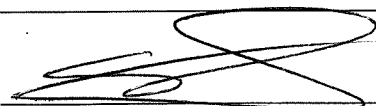
I swear and certify that I am not a relative of the former owner of the above listed property.

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)

PLEASE SEE ATTACHMENT



Bidder's Signature

SEP 1ST 2013

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.

LIST OF CURRENTLY OWNED PROPERTIES IN RACINE

1126	BLAKE AVE	RACINE	WI
111	HOWLAND AVE	RACINE	WI
909	HAMILTON ST	RACINE	WI
1631	EAST ST	RACINE	WI
1702	9 TH ST	RACINE	WI
1300	HAYES AVE	RACINE	WI
1739	ILLINOIS ST	RACINE	WI
2001	MEAD ST	RACINE	WI
1221	N WISCONSIN ST	RACINE	WI
1144	CENTER ST	RACINE	WI
1330	12 TH ST	RACINE	WI
1626	WEST ST	RACINE	WI
1239	ARTHUR ST	RACINE	WI
1416	MARQUETTE ST	RACINE	WI
1112	ALBERT ST	RACINE	WI

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-03-307-000

IN REM ACTION #: 2022-1

ITEM #: 84

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL LOT 12, AND THE SOUTH 1.5 FEET IN WIDTH OF LOT 9, BLOCK 4, LOCKWOOD'S ADDITION, ACCORDING DESCRIPTION: TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

PROP. ADDRESS:	1022 LOCKWOOD AVE	
ACRES:	0.071	
ZONE/DESC:	R3 / RESIDENTIAL	
ASSESSED VALUE:	Land:	\$5,900.00
	IMP:	\$28,100.00
	TOTAL:	\$34,000.00

FORMER OWNER: MARY A. CASTILLO

FAIR MARKET VALUE 2022	<u>\$37,500.00</u>
-------------------------------	--------------------

APPRAISED VALUE:	<u>\$36,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	664.42	754.84	\$1,575.38	\$787.69	\$3,782.33
2014	637.10	1,788.98	\$2,401.82	\$1,200.91	\$6,028.81
2015	667.86	1,074.73	\$1,516.05	\$758.03	\$4,016.67
2016	660.72	1,425.45	\$1,564.63	\$782.31	\$4,433.11
2017	702.05	2,073.13	\$1,748.36	\$874.19	\$5,397.73
2018	717.52	289.47	\$513.57	\$256.78	\$1,777.34
2019	703.76	410.95	\$434.74	\$217.37	\$1,766.82
2020	788.20	844.43	\$440.81	\$220.41	\$2,293.85
2021	805.94	705.44	\$226.71	\$113.36	\$1,851.45
2022	785.35	652.48	\$43.14	\$21.57	\$1,502.54
	\$7,132.92	\$10,019.90	\$10,465.21	\$5,232.62	

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

TAX TOTALS: \$32,850.65

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$1,328.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$150.00

FEE & COST TOTAL: \$2,059.20

GRAND TOTAL: \$34,909.85

DISPOSITION:			
TO:			
ON			
TOTAL COSTS:	<u>\$34,909.85</u>	GENERAL RECEIPT NUMBERS	
SOLD / DONATED FOR:			
PROFIT OR (LOSS):			
	NO:		
	NO:		

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 9/20/2023

Appraised Value

\$ 36,000.00

Sale Made By: Sealed Bid

Address 1022 Lockwood Ave
Municipality City of Racine
Parcel # 276-000003307000

Purchase Price

\$ 37,000.00

Name, address & phone number of Purchaser:
MMA Development LLC / Mario M Arce

Tax Principal On Books

\$ 7,132.92

Quit Claim Deed

\$ 30.00

6333 Horseshoe Ln

Racine WI 53402

262-770-7231

MMADevelopment2017@gmail.com

Specials Over \$7,500

\$ -

Recording Fee

\$ 2.00

Specials

\$ 10,019.90

Total Due

\$ 37,032.00

Interest & Penalty

\$ 16,697.83

Deposit

\$ 7,400.00

Costs (In-Rem / Sale)

\$ 2,059.20

Balance Due

\$ 29,632.00

TOTAL COSTS

\$ 35,909.85

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 12, AND THE SOUTH 1.5 FEET IN WIDTH OF LOT 9, BLOCK 4, LOCKWOOD'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

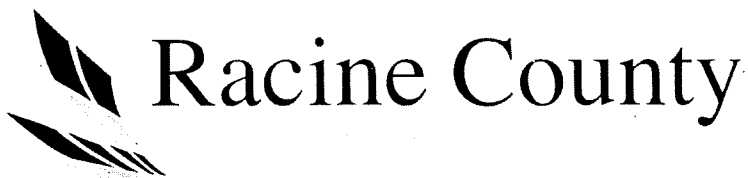
We, The Undersigned Finance Committee, By Virtue of Authority Vested In Us By The County Board of Racine County, Wisconsin

Disapprove

Date

Approve

Date



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:

1022 LOCKWOOD AVE RACINE WI 53403

Sale Parcel/Tax Key #:

276-000003307000

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

\$ 37,000⁰⁰

****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): MARIO M. ARCE

Business Entity / Organization:

Skip if you are bidding as an individual MMA DEVELOPMENT LLC

Mailing Address of Bidder: 6335 HORSESHOE LN RACINE WI 53402

Phone Number(s): 262 770 7231

Email Address: MMA DEVELOPMENT2017@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.

USE AS RENTAL 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)

PLEASE SEE ATTACHMENT

Bidder's Signature

Sep 12th 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.

LIST OF CURRENTLY OWNED PROPERTIES IN RACINE

1126	BLAKE AVE	RACINE	WI
111	HAWLAND AVE	RACINE	WI
909	HAMILTON ST	RACINE	WI
1631	EAST ST	RACINE	WI
1702	9 TH ST	RACINE	WI
1300	HAYES AVE	RACINE	WI
1739	ILLINOIS ST	RACINE	WI
2001	MEAD ST	RACINE	WI
1221	N WISCONSIN ST	RACINE	WI
1144	CENTER ST	RACINE	WI
1330	12 TH ST	RACINE	WI
1626	WEST ST	RACINE	WI
1239	ARTHUR ST	RACINE	WI
1416	MARQUETTE ST	RACINE	WI
1112	ALBERT ST	RACINE	WI

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-03-316-000

IN REM ACTION #: 2022-1

ITEM #: 85

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED DESCRIPTION: AS FOLLOWS: BEGIN 164 FEET NORTH OF THE NORTHWEST CORNER OF LOCKWOOD AVENUE AND ELVENTH STREET; THENCE RUN NORTH 44 FEET; THENCE WEST 100 FEET; THENCE SOUTH 44 FEET; THENCE EAST TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, AND STATE OF WISCONSIN.

PROP. ADDRESS:	<u>1028 LOCKWOOD AVE</u>
ACRES:	<u>0.101</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	
Land:	\$8,400.00
IMP:	\$47,600.00
TOTAL:	<u>\$56,000.00</u>

FORMER OWNER: MARY A. CASTILLO

FAIR MARKET VALUE 2022	<u>\$61,800.00</u>
APPRAISED VALUE:	<u>\$20,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	1,138.39	878.00	\$2,238.19	\$1,119.10	\$5,373.68
2014	1,132.54	5,264.08	\$6,332.65	\$3,166.33	\$15,895.60
2015	1,189.86	1,316.73	\$2,180.73	\$1,090.37	\$5,777.69
2016	1,176.21	1,732.99	\$2,181.90	\$1,090.95	\$6,182.05
2017	1,235.21	1,557.55	\$1,759.44	\$879.72	\$5,431.92
2018	1,271.68	857.97	\$1,086.12	\$543.06	\$3,758.83
2019	1,199.48	736.03	\$754.85	\$377.43	\$3,067.79
2020	1,340.22	1,131.91	\$667.48	\$333.74	\$3,473.35
2021	1,370.78	1,665.94	\$455.51	\$227.76	\$3,719.99
2022	1,336.48	1,285.50	\$78.66	\$39.33	\$2,739.97
	\$12,390.85	\$16,426.70	\$17,735.53	\$8,867.79	

SPECIAL OVER 7500: NA

TAX TOTALS: \$55,420.87

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$22.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$150.00
FEE & COST TOTAL:	<u>\$753.20</u>

GRAND TOTAL: \$56,174.07

DISPOSITION:	
TO:	
ON:	
TOTAL COSTS:	<u>\$56,174.07</u>
SOLD / DONATED FOR:	
PROFIT OR (LOSS):	
	GENERAL RECEIPT NUMBERS
	NO: _____
	NO: _____

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 9/20/2023

Address 1028 Lockwood Ave

Municipality City of Racine

Parcel # 276-000003316000

Tax Principal On Books \$ 12,390.85

Specials Over \$7,500 \$ -

Specials \$ 16,426.70

Interest & Penalty \$ 26,603.32

Costs (In-Rem / Sale) \$ 753.20

TOTAL COSTS \$ 56,174.07

Appraised Value \$ 20,000.00

Purchase Price \$ 22,000.00

Quit Claim Deed \$ 30.00

Recording Fee \$ 2.00

Total Due \$ 22,032.00

Deposit \$ 4,000.00

Balance Due \$ 18,032.00

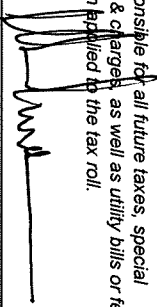
Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:

Sanjuana Adame
1801 Domanik Dr
Racine WI 53404
262-989-9926
Nickadame89@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:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST, BOUNDED AS FOLLOWS: BEGIN 164 FEET NORTH OF THE NORTHWEST CORNER OF LOCKWOOD AVENUE AND ELVENTH STREET; THENCE RUN NORTH 44 FEET; THENCE WEST 100 FEET; THENCE SOUTH 44 FEET; THENCE EAST TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE CITY OF RACINE, 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:

1028 Lockwood Ave Racine WI

Sale Parcel/Tax Key #:

276-000003316000

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

\$ 22,000

****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): Sanjuana Adams

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

Mailing Address of Bidder: 1801 Donanick Dr Racine WI 53404

Phone Number(s): 262-989-9920

Email Address: Nichadams89@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.

Asn Residential

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.

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-05-313-000

IN REM ACTION #: 2022-1

ITEM #: 100

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL LOT 16, BLOCK 13, NORTH RACINE (CALEDONIA), ACCORDING TO THE RECORDED PLAT THEREOF.
DESCRIPTION: SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

PROP. ADDRESS:	<u>3313 FIRST AVE</u>
ACRES:	<u>0.086</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	Land: <u>\$12,000.00</u> IMP: <u>\$0.00</u> TOTAL: <u>\$12,000.00</u>

FORMER OWNER: RODOLFO G. RENTERIA & SARAH G. RENTERIA

FAIR MARKET VALUE 2022	<u>\$13,200.00</u>
Appraised value for 3313 & 3311 1st Ave as one	
APPRAISED VALUE:	<u>\$14,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2015	322.42	5.19	\$285.02	\$142.51	\$755.14
2016	318.39	4.84	\$242.42	\$121.21	\$686.86
2017	311.02	5.87	\$199.64	\$99.82	\$616.35
2018	306.24	-	\$156.18	\$78.09	\$540.51
2019	289.18	5.25	\$114.83	\$57.41	\$466.67
2020	331.21	9.72	\$92.05	\$46.03	\$479.01
2021	338.89	6.94	\$51.87	\$25.94	\$423.64
2022	300.62	315.89	\$18.50	\$9.24	\$644.25
	\$2,517.97	\$353.70	\$1,160.51	\$580.25	

SPECIAL OVER 7500: NA

TAX TOTALS: **\$4,612.43**

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$0.00
Appraisal Fee	\$121.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$0.00

FEE & COST TOTAL: **\$460.20**

GRAND TOTAL: **\$5,072.63**

DISPOSITION:	
TO:	
ON	
TOTAL COSTS:	<u>\$5,072.63</u>
SOLD / DONATED FOR:	
PROFIT OR (LOSS):	

GENERAL RECEIPT NUMBERS
NO: _____
NO: _____

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-05-314-000

IN REM ACTION #: 2022-1

ITEM #: 101

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL LOT 17, BLOCK 13, NORTH RACINE (CALEDONIA), ACCORDING TO THE RECORDED PLAT THEREOF.
DESCRIPTION: SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

PROP. ADDRESS:	<u>3311 FIRST AVE</u>
ACRES:	<u>0.085</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	Land: <u>\$11,900.00</u> IMP: <u>\$0.00</u> TOTAL: <u>\$11,900.00</u>

FORMER OWNER: RODOLFO G. RENTERIA & SARAH G. RENTERIA

FAIR MARKET VALUE 2022	<u>\$13,100.00</u>
Appraised value for 3313 & 3311 1st Ave as one	
APPRAISED VALUE:	<u>\$14,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2015	319.35	5.19	\$282.35	\$141.17	\$748.06
2016	315.36	4.84	\$240.15	\$120.08	\$680.43
2017	308.05	5.87	\$197.77	\$98.89	\$610.58
2018	303.33	-	\$154.70	\$77.35	\$535.38
2019	286.43	5.25	\$113.76	\$56.87	\$462.31
2020	328.45	9.72	\$91.31	\$45.65	\$475.13
2021	336.06	495.20	\$124.69	\$62.34	\$1,018.29
2022	298.12	-	\$8.94	\$4.47	\$311.53
	\$2,495.15	\$526.07	\$1,213.67	\$606.82	

SPECIAL OVER 7500: NA

TAX TOTALS: \$4,841.71

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$0.00
Appraisal Fee	\$121.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$0.00
FEE & COST TOTAL:	<u>\$460.20</u>

GRAND TOTAL: \$5,301.91

DISPOSITION:		
TO:		
ON:		
TOTAL COSTS:	<u>\$5,301.91</u>	GENERAL RECEIPT NUMBERS
SOLD / DONATED FOR:		
PROFIT OR (LOSS):		
	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 OR GREATER REQUIRED

Sale Property Address: 3313 First Ave.
3311 First Ave

Sale Parcel/Tax Key #: 276-000005313000
276-000005314000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*
\$15,300.00

**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): Thomas M. Cecchini

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

Mailing Address of Bidder: 3125 Southwood Dr., Racine, WI 53406

Phone Number(s): 262-899-5498

Email Address: tcecchini@excelbuilds.net

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.

Develop Site and construct NEW
HOME for 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)

Thomas M. CECCHINI
MPR HOLDINGS LLC - ADDENDUM ATTACHED


Bidder's Signature

9/6/23
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.

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
000004253000 - CITY OF RACINE	MPR Holdings, LLC	2710 N Main St	2020-2022
000004787002 - CITY OF RACINE	MPR Holdings, LLC	628 North St	2020-2022
000005085000 - CITY OF RACINE	MPR Holdings, LLC	1717 N Wisconsin St	2011-2022
000005315000 - CITY OF RACINE	Mpr Holdings, LLC	3301 First Ave	2014-2022
000005407000 - CITY OF RACINE	MPR Holdings, LLC	2911 La Salle St	2013-2022
000005712002 - CITY OF RACINE	Mpr Holdings, LLC	3725 Green St	2020-2022
000009206000 - CITY OF RACINE	MPR Holdings, LLC	2731 Washington Ave	2020-2022
000010495000 - CITY OF RACINE	MPR Holdings, LLC	1128 Lathrop Ave	2020-2022
000010510002 - CITY OF RACINE	Mpr Holdings, LLC	607 Indiana St	2019-2022
000010754000 - CITY OF RACINE	Mpr Holdings, LLC	3624 Sixteenth St	2020-2022
000010888001 - CITY OF RACINE	Mpr Holdings, LLC	29 Oregon St	2016-2022
000011094001 - CITY OF RACINE	Mpr Holdings, LLC	3707 Wright Ave	2020-2022
000011216032 - CITY OF RACINE	MPR Holdings, LLC	727 Echo Ln	2011-2022
000011453001 - CITY OF RACINE	Mpr Holdings, LLC	1200 Kentucky St	2013-2022
000011780001 - CITY OF RACINE	Mpr Holdings, LLC	5419 Wright Ave	2020-2022
000011969016 - CITY OF RACINE	MPR Holdings, LLC	1036 Oregon St	2020-2022
000012040000 - CITY OF RACINE	Mpr Holdings, LLC	3521 Sixteenth St	2020-2022
000013115016 - CITY OF RACINE	Mpr Holdings, LLC	1111 N Ohio St	2020-2022
000014149010 - CITY OF RACINE	Mpr Holdings, LLC	3208 Debra Ln	2018-2022
000015134000 - CITY OF RACINE	MPR Holdings, LLC	2033 Jay Eye See Ave	2020-2022
000015239000 - CITY OF RACINE	Mpr Holdings, LLC	1951 Arthur Ave	2020-2022
000016139000 - CITY OF RACINE	Mpr Holdings, LLC	2044 Cleveland Ave	2020-2022

Real estate property & tax search results

000016348000 - CITY OF RACINE	Mpr Holdings, LLC	2709 Dwight St	2020-2022
000016483001 - CITY OF RACINE	Mpr Holdings, LLC	2612 Taylor Ave	2020-2022
000016517000 - CITY OF RACINE	Mpr Holdings, LLC	2406 Taylor Ave	2020-2022
000018048001 - CITY OF RACINE	MPR Holdings, LLC	1006 Cedar Creek St	2020-2022
000018190000 - CITY OF RACINE	Mpr Holdings, LLC	1024 Lombard Ave	2020-2022
000019907000 - CITY OF RACINE	MPR Holdings, LLC	2704 Charles St	2020-2022
000020297017 - CITY OF RACINE	Mpr Holdings, LLC	1810 Jupiter Ave	2020-2022
000022000086 - CITY OF RACINE	MPR Holdings, LLC	1114 N Osborne Blvd	2020-2022
000022030002 - CITY OF RACINE	MPR Holdings, LLC	4203 Fifteenth St	2020-2022
000022201000 - CITY OF RACINE	Mpr Holdings, LLC	4522 Sixteenth St	2016-2022
000022222000 - CITY OF RACINE	Mpr Holdings, LLC	4406 Sixteenth St	2020-2022
000022381000 - CITY OF RACINE	MPR Holdings, LLC	1230 Kentucky St	2014-2022
000022663099 - CITY OF RACINE	MPR Holdings, LLC	5401 Byrd Ave	2020-2022
000023162000 - CITY OF RACINE	Mpr Holdings, LLC	4208 Olive St	2020-2022
032329304000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS, LLC	1625 DERBY AVE	2010-2022
042318079000 - VILLAGE OF CALEDONIA	MPR HOLDINGS, LLC	4407 MEADOW DR	2010-2022

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
000005713027 - CITY OF RACINE	Mpr Holdongs, LLC	4035 Manhattan Dr	2020-2022

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
032212242000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	6116 SPRING ST	2010-2022
032212620000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	5649 HEATHER WAY	2010-2022
032328021000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	1219 LARSON ST	2010-2022
032329823000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	3044 GATES ST	2010-2022
042308246000 - VILLAGE OF CALEDONIA	MPR HOLDINGS LLC	7455 PHEASANT TRL	2010-2022
042330071000 - VILLAGE OF CALEDONIA	MPR HOLDINGS LLC	4834 ANKER RD	2010-2022

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
000006936000 - CITY OF RACINE	Cecchini, Thomas M; Cecchini, Paula M	424 Luedtke Ave	2020-2022
000013797000 - CITY OF RACINE	Cecchini, Thomas M	2912 Hayes Ave	2014-2022
032225197000 - VILLAGE OF MT PLEASANT	CECCHINI, THOMAS M; CECCHINI, PAULA M	3125 SOUTHWOOD DR	2010-2022

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 9/20/2023

Appraised Value

\$ 14,000.00

Sale Made By: Sealed Bid

Address 3313 First Ave 3311 First Ave
 Municipality City of Racine
 Parcel # 276-000003316000 276-000005314000

Purchase Price

\$ 15,001.00

Tax Principal On Books

\$ 2,517.97 \$ 2,495.15 Quit Claim Deed

\$ 30.00

Specials Over \$7,500

\$ - \$ - Recording Fee

\$ 2.00

Specials

\$ 353.70 \$ 526.07 Total Due

\$ 15,033.00

Interest & Penalty

\$ 1,740.76 \$ 1,820.49 Deposit

\$ 3,000.20

Costs (In-Rem / Sale)

\$ 460.20 \$ 460.20 Balance Due

\$ 12,032.80

Total

\$ 5,072.63 \$ 5,301.91

GRAND TOTAL COSTS

\$ 10,374.54

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:
 3313 FIRST AVE: LOT 16, BLOCK 13, NORTH RACINE (CALEDONIA), ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.
 3311 FIRST AVE: LOT 17, BLOCK 13, NORTH RACINE (CALEDONIA), ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, 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:

3311 First Ave & 3313 First Ave. Racine

Sale Parcel/Tax Key #:

276000005314000 & 276000005313000

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

\$15,001

****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): Douglas Terrell

Business Entity / Organization:

Skip if you are bidding as an individual Budget Builders of Wisconsin, LLC

Mailing Address of Bidder: 1052 27th Ave. Kenasha, WI 53140

Phone Number(s): 262-344-8262

Email Address: BudgetBuildersofWisconsinllc@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 plan on bringing nice affordable housing to the City of Racine. We currently are involved in renovation work throughout the city but would welcome any collaborative suggestions with the city on vacant lots or abandoned 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)



Bidder's Signature

8/31/2023

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.

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-06-024-000

IN REM ACTION #: 2022-1

ITEM #: 104

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL LOT 5, RIVERSIDE ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, DESCRIPTION: TOWNSHIP 3 NORTH, RANGE 23 EAST. SAID LAND BEING IN THE CITY AND COUNTY OF RACINE, WISCONSIN.

PROP. ADDRESS:	<u>247 N MEMORIAL DR</u>
ACRES:	<u>0.106</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	
Land:	\$7,200.00
IMP:	\$0.00
TOTAL:	<u>\$7,200.00</u>

247 N. MEMORIAL, LLC, A
WISCONSIN LIMITED LIABILITY
COMPANY

FORMER OWNER: _____

FAIR MARKET VALUE 2022	<u>\$7,900.00</u>
APPRAISED VALUE:	<u>\$3,100.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2019	869.00	82.75	\$371.18	\$185.60	\$1,508.53
2020	926.21	230.10	\$312.20	\$156.10	\$1,624.61
2021	203.34	300.01	\$75.50	\$37.75	\$616.60
2022	180.38	244.20	\$12.74	\$6.38	\$443.70
	<u>\$2,178.93</u>	<u>\$857.06</u>	<u>\$771.62</u>	<u>\$385.83</u>	

SPECIAL OVER 7500: NA

TAX TOTALS: \$4,193.44

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$0.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$120.00
FEE & COST TOTAL:	<u>\$701.20</u>

GRAND TOTAL: \$4,894.64

DISPOSITION:	_____
TO:	_____
ON	_____
TOTAL COSTS:	<u>\$4,894.64</u>
SOLD / DONATED FOR:	_____
PROFIT OR (LOSS):	_____
	GENERAL RECEIPT NUMBERS
	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 OR GREATER REQUIRED**

Sale Property Address:

247 N Memorial Drive

Sale Parcel/Tax Key #:

276 00000 6024000

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

\$ 3,200 (thirty two hundred)

**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): w. manos Apartments LLC

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder: 446 W Arlington Place, Chicago IL 60614

Phone Number(s): 847-217-8122

Email Address: markglazer@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.

contiguous property - play area

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): play area - own contiguous property

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)

[Signature]
Bidder's Signature

8/29/2023
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: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-06-087-000

IN REM ACTION #: 2022-1

ITEM #: 105

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL LOT 41, KINZIE PARK, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY DESCRIPTION: OF RACINE, RACINE COUNTY, WISCONSIN.

BENITO A. GOMEZ III, MARIA GONZALES, ALICE TREU, GERARDO GOMEZ ROGELIO A. GOMEZ, LUZDIVINIA MCLEAN, & PILAR GOMEZ

FORMER OWNER: _____

PROP. ADDRESS:	<u>2104 KINZIE AVE</u>
ACRES:	<u>0.16</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	Land: \$27,000.00 IMP: \$74,000.00 TOTAL: <u>\$101,000.00</u>

FAIR MARKET VALUE 2022	<u>\$111,400.00</u>
APPRAISED VALUE:	<u>\$52,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	2,449.08	1,137.64	\$3,981.26	\$1,990.63	\$9,558.61
2014	2,251.05	1,501.56	\$3,715.08	\$1,857.54	\$9,325.23
2015	2,245.08	1,700.73	\$3,432.85	\$1,716.43	\$9,095.09
2016	2,202.42	832.58	\$2,276.25	\$1,138.13	\$6,449.38
2017	2,152.75	475.62	\$1,655.87	\$827.94	\$5,112.18
2018	2,064.21	548.71	\$1,332.59	\$666.29	\$4,611.80
2019	2,086.57	1,009.76	\$1,207.57	\$603.78	\$4,907.68
2020	2,306.64	1,588.77	\$1,051.76	\$525.88	\$5,473.05
2021	2,282.04	1,071.37	\$503.01	\$251.50	\$4,107.92
2022	2,245.89	1,184.29	\$102.91	\$51.46	\$3,584.55
	\$22,285.73	\$11,051.03	\$19,259.15	\$9,629.58	

SPECIAL OVER 7500: NA

TAX TOTALS: **\$62,225.49**

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$1,865.00
Re - Board	\$175.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$120.00
FEE & COST TOTAL:	\$2,741.20

GRAND TOTAL: \$64,966.69

DISPOSITION: _____	
TO: _____	
ON _____	
TOTAL COSTS: <u>\$64,966.69</u>	GENERAL RECEIPT NUMBERS
SOLD / DONATED FOR: _____	NO: _____
PROFIT OR (LOSS): _____	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:

2104 KINZIE AVE

Sale Parcel/Tax Key #:

276-000006087000

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

\$87,501.00

**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): MIROSLAV IVANOVIC

Business Entity / Organization:

Skip if you are bidding as an individual

Mailing Address of Bidder: 7510 LAWLER, NILES, IL 60714

Phone Number(s): 708-921-7473

Email Address: mivan301@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.

RENTAL 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)*



Bidder's Signature

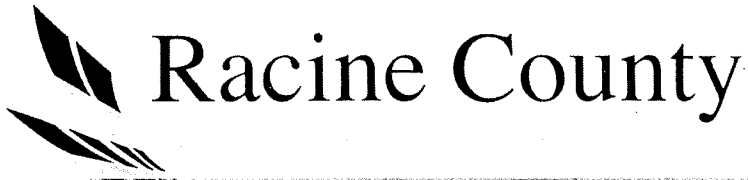
8/28/2023

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.



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: 2104 KINZIE AVE RACINE WI 53403

Sale Parcel/Tax Key #: 276-000006087000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*
\$53,100⁰⁰

**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): MARIO M. ARCE

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: MMA DEVELOPMENT2017@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.

USE AS RENTAL 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)

PLEASE SEE ATTACHMENT



Bidder's Signature

Sep 1st 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.

LIST OF CURRENTLY OWNED PROPERTIES IN RACINE

1126 BLAKE AVE RACINE WI
111 HOWLAND AVE RACINE WI
909 HAMILTON ST RACINE WI
1631 EAST ST RACINE WI
1702 9TH ST RACINE WI
1300 HAYES AVE RACINE WI
1739 ILLINOIS ST RACINE WI
2001 MEAD ST RACINE WI
1221 N WISCONSIN ST RACINE WI
1144 CENTER ST RACINE WI
1330 12TH ST RACINE WI
1626 WEST ST RACINE WI
1239 ARTHUR ST RACINE WI
1416 MARQUETTE ST RACINE WI
1112 ALBERT ST RACINE WI

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-06-294-000

IN REM ACTION #: 2022-1

ITEM #: 106

JUDGMENT DOC #: 2652469/2652470
 JUDGEMENT DATE: 4/14/2023
 COURT CASE #: 22-CV-1298
 COURT DATE: 4/10/2023

LEGAL LOT 12, BLOCK 1, TYRRELL & PALMETER'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF;
 DESCRIPTION: SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE AND STATE OF WISCONSIN.

PROP. ADDRESS:	<u>1617 MAPLE ST</u>
ACRES:	<u>0.175</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	
Land:	\$10,800.00
IMP:	\$55,200.00
TOTAL:	\$66,000.00

FORMER OWNER: THOMAS F. WHITNELL

FAIR MARKET VALUE 2022	<u>\$72,800.00</u>
-------------------------------	--------------------

APPRAISED VALUE:	<u>\$34,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2011	1,540.09	883.60	\$3,271.98	\$1,635.99	\$7,331.66
2012	1,606.32	686.77	\$2,820.50	\$1,410.25	\$6,523.84
2013	1,458.78	670.57	\$2,363.58	\$1,181.79	\$5,674.72
2014	1,347.62	564.97	\$1,893.46	\$946.73	\$4,752.78
2015	1,416.03	636.73	\$1,785.90	\$892.95	\$4,731.61
2016	1,383.70	971.19	\$1,766.17	\$883.08	\$5,004.14
2017	1,352.99	626.95	\$1,247.36	\$623.68	\$3,850.98
2018	1,335.03	569.49	\$971.31	\$485.65	\$3,361.48
2019	1,287.89	959.57	\$876.51	\$438.26	\$3,562.23
2020	1,423.44	971.85	\$646.73	\$323.36	\$3,365.38
2021	1,378.32	1,410.73	\$418.36	\$209.17	\$3,416.58
2022	1,369.08	910.49	\$68.39	\$34.20	\$2,382.16
	\$16,899.29	\$9,862.91	\$18,130.25	\$9,065.11	

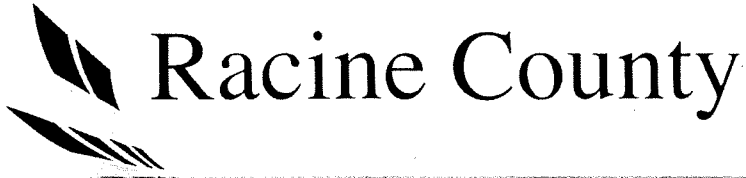
SPECIAL OVER 7500: NA

TAX TOTALS: \$53,957.56

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$1,479.00
Resecure Fee	\$175.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$90.00
FEE & COST TOTAL:	\$2,325.20

GRAND TOTAL: \$56,282.76

DISPOSITION:	
TO:	
ON:	
TOTAL COSTS:	<u>\$56,282.76</u>
SOLD / DONATED FOR:	
PROFIT OR (LOSS):	
	GENERAL RECEIPT NUMBERS
	NO: _____
	NO: _____
	5-65



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: 1617 MAPLE ST RACINE WI 53404

Sale Parcel/Tax Key #: 276-00000294000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*
\$ 34,200⁰⁰

****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): MARIO M. ARCE

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.

USE AS RENTAL 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)

PLEASE SEE ATTACHMENT



Bidder's Signature

SEP 1ST 2013

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.

LIST OF CURRENTLY OWNED PROPERTIES IN RACINE

1126 BLAKE AVE RACINE WI
111 HOWLAND AVE RACINE WI
909 HAMILTON ST RACINE WI
1631 EAST ST RACINE WI
1702 9TH ST RACINE WI
1300 HAYES AVE RACINE WI
1739 ILLINOIS ST RACINE WI
2001 MEAD ST RACINE WI
1221 N WISCONSIN ST RACINE WI
1144 CENTER ST RACINE WI
1330 12TH ST RACINE WI
1626 WEST ST RACINE WI
1239 ARTHUR ST RACINE WI
1416 MARQUETTE ST RACINE WI
1112 ALBERT ST RACINE WI

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-09-534-000

IN REM ACTION #: **2022-1**

ITEM #: 134

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL THE WESTERLY 20 FEET OF LOT 1 AND THE EASTERLY 20 FEET OF LOT 2, BLOCK 3, OAKWOOD GROVE DESCRIPTION: ADDITION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST. SAID LAND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.

PROP. ADDRESS:	<u>2505 WASHINGTON AVE</u>
ACRES:	<u>0.111</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	Land: \$18,000.00 IMP: \$110,000.00 TOTAL: \$128,000.00

FORMER OWNER: DESIREE ORTH

FAIR MARKET VALUE 2022	<u>\$141,200.00</u>
-------------------------------	---------------------

APPRAISED VALUE:	<u>\$48,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2013	2,711.22	272.87	\$3,312.34	\$1,656.17	\$7,952.60
2014	2,425.93	356.52	\$2,754.63	\$1,377.31	\$6,914.39
2015	2,552.15	2,034.14	\$3,990.07	\$1,995.04	\$10,571.40
2016	2,657.27	1,372.08	\$3,022.01	\$1,511.01	\$8,562.37
2017	2,745.17	2,127.77	\$3,069.96	\$1,534.98	\$9,477.88
2018	2,603.79	3,190.51	\$2,955.09	\$1,477.55	\$10,226.94
2019	2,637.40	1,789.38	\$1,726.45	\$863.22	\$7,016.45
2020	2,969.05	1,879.79	\$1,309.19	\$654.59	\$6,812.62
2021	2,959.84	1,677.66	\$695.63	\$347.82	\$5,680.95
2022	2,922.29	1,659.48	\$137.46	\$68.72	\$4,787.95
	\$27,184.11	\$16,360.20	\$22,972.83	\$11,486.41	

SPECIAL OVER 7500: NA

TAX TOTALS: \$78,003.55

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$2,193.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Affordable Tree Care (bush/shrub removal)	\$400.00
Lawn & Snow Care	\$90.00
FEE & COST TOTAL:	\$3,264.20

FEE & COST TOTAL: \$3,264.20

GRAND TOTAL: \$81,267.75

DISPOSITION:		
TO:		
ON:		
TOTAL COSTS:	<u>\$81,267.75</u>	
SOLD / DONATED FOR:		
PROFIT OR (LOSS):		
	NO:	GENERAL RECEIPT NUMBERS
	NO:	

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date 9/20/2023

Appraised Value

\$ 48,000.00

Sale Made By: Sealed Bid

Address 2505 Washington Ave
Municipality City of Racine
Parcel # 276-00009534000

Purchase Price

\$ 55,000.00

Tax Principal On Books \$ 27,184.11

Quit Claim Deed

\$ 30.00

Specials Over \$7,500 \$ -

Recording Fee

\$ 2.00

Specials \$ 16,360.20

Total Due

\$ 55,032.00

Interest & Penalty \$ 34,459.24

Deposit

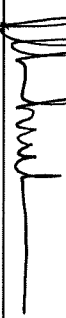
\$ 11,000.00

Costs (In-Rem / Sale) \$ 3,264.20

Balance Due

\$ 44,032.00

GRAND TOTAL COSTS \$ 81,267.75

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.

Suren Siva
Racine County Treasurer

Description of Property:
THE WESTERLY 20 FEET OF LOT 1 AND THE EASTERLY 20 FEET OF LOT 2, BLOCK 3, OAKWOOD GROVE ADDITION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST. 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



Office of County Treasurer

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

RCTreasurer@racinecounty.com

482

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

Sale Property Address:

2505 Washington Av Racine, WI

Sale Parcel/Tax Key #:

276-000009534000

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

55,000.00

**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.

* Deed only in LLC Name *

Name(s):

Sivagowri Surendran

Business Entity / Organization:

Skip if you are bidding as an individual

Hilker Rentals LLC

Mailing Address of Bidder:

18120 Prairie Falcon Ln Brookfield

Phone Number(s):

262-391-2706

53045

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.

Provide the unit to an employee of mine below market 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.

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.

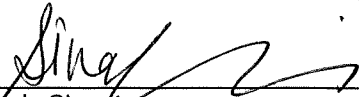
I swear and certify that I am not a relative of the former owner of the above listed property.

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)

1018 Hilker Place, Racine WI


Bidder's Signature

9/6/23
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	9/20/2023	Appraised Value	\$ 48,000.00
Address	2505 Washington Ave	Purchase Price	\$ 48,600.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-00009534000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 27,184.11	Total Due	\$ 48,632.00
Specials Over \$7,500	\$ -	Deposit	\$ 9,720.00
Specials	\$ 16,360.20	Balance Due	\$ 38,912.00
Interest & Penalty	\$ 34,459.24		
Costs (In-Rem / Sale)	\$ 3,264.20		
GRAND TOTAL COSTS	\$ 81,267.75		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:
 MMA Development LLC / Mario M Arce
 6333 Horseshoe Ln
 Racine WI 53402
 262-770-7231
 MMADevelopment2017@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.

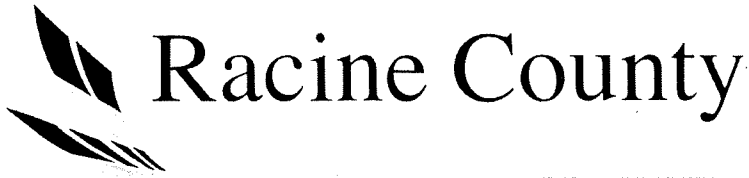
Recommend Approval
 Racine County Treasurer

Description of Property:
 THE WESTERLY 20 FEET OF LOT 1 AND THE EASTERLY 20 FEET OF LOT 2, BLOCK 3, OAKWOOD GROVE ADDITION, BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST. 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



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:

2505 WASHINGTON AVE RACINE WI 53403

Sale Parcel/Tax Key #:

276-000009534000

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

\$ 48,600⁰⁰

**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):

MARIO M. ARCE

Business Entity / Organization:

Skip if you are bidding as an individual

MMA DEVELOPMENT LLC

Mailing Address of Bidder:

6233 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.

USE AS RENTAL 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

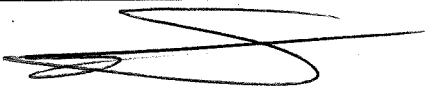
Misc. (explain): _____

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)

PLEASE SEE ATTACHMENT



Bidder's Signature

SEP 1ST 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.

LIST OF CURRENTLY OWNED PROPERTIES IN RACINE

1126	BLAKE AVE	RACINE	WI
111	HOWLAND AVE	RACINE	WI
909	HAMILTON ST	RACINE	WI
1631	EAST ST	RACINE	WI
1702	9 TH ST	RACINE	WI
1300	HAYES AVE	RACINE	WI
1739	ILLINOIS ST	RACINE	WI
2001	MEAD ST	RACINE	WI
1221	N WISCONSIN ST	RACINE	WI
1144	CENTER ST	RACINE	WI
1330	12 TH ST	RACINE	WI
1626	WEST ST	RACINE	WI
1239	ARTHUR ST	RACINE	WI
1416	MARQUETTE ST	RACINE	WI
1112	ALBERT ST	RACINE	WI

ACTIVE TAX DEED PROPERTIES OWNED BY RACINE COUNTY

DISTRICT: CITY OF RACINE

Updated: 9/8/2023

PARCEL # 276-00-00-19-725-000

IN REM ACTION #: 2022-1

ITEM #: 177

JUDGMENT DOC #: 2652469/2652470

JUDGEMENT DATE: 4/14/2023

COURT CASE #: 22-CV-1298

COURT DATE: 4/10/2023

LEGAL LOT 31 AND THE SOUTH 22.5 FEET OF LOT 32, BLOCK 7, NORTH RACINE, ACCORDING TO THE DESCRIPTION: RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, COUNTY OF RACINE, AND STATE OF WISCONSIN.

PROP. ADDRESS:	<u>3433 SIXTH AVE</u>
ACRES:	<u>0.141</u>
ZONE/DESC:	<u>R3 / RESIDENTIAL</u>
ASSESSED VALUE:	Land: \$18,200.00 IMP: \$100,800.00 TOTAL: \$119,000.00

FORMER OWNER: SHEILA TOYA

FAIR MARKET VALUE 2022	<u>\$131,300.00</u>
-------------------------------	---------------------

APPRAISED VALUE:	<u>\$55,000.00</u>
YEAR:	<u>2023</u>

TAX YEAR	NET TAX	SPECIAL	INT	PEN	TOTAL
2012	2,403.50	161.67	\$3,155.16	\$1,577.58	\$7,297.91
2013	2,186.94	589.00	\$3,081.29	\$1,540.65	\$7,397.88
2014	1,988.77	662.66	\$2,624.92	\$1,312.46	\$6,588.81
2015	2,091.56	722.73	\$2,448.43	\$1,224.22	\$6,486.94
2016	2,172.09	595.39	\$2,075.61	\$1,037.81	\$5,880.90
2017	2,330.48	681.71	\$1,897.68	\$948.84	\$5,858.71
2018	2,472.54	540.50	\$1,536.66	\$768.33	\$5,318.03
2019	2,444.61	820.51	\$1,273.40	\$636.70	\$5,175.22
2020	2,748.25	1,103.69	\$1,040.02	\$520.01	\$5,411.97
2021	2,733.90	1,117.81	\$577.77	\$288.87	\$4,718.35
2022	2,696.82	1,948.73	\$139.36	\$69.68	\$4,854.59
	\$26,269.46	\$8,944.40	\$19,850.30	\$9,925.15	

SPECIAL OVER 7500: NA

TAX TOTALS: \$64,989.31

In-Rem Fee	\$275.00
216 Cert Mail	\$11.60
Boarding Fee	\$1,070.00
Appraisal Fee	\$242.00
Newspaper Sale ad	\$52.60
Lawn & Snow Care	\$120.00
FEE & COST TOTAL:	\$1,771.20

GRAND TOTAL: \$66,760.51

DISPOSITION: _____ TO: _____ ON _____ TOTAL COSTS: <u>\$66,760.51</u> SOLD / DONATED FOR: _____ PROFIT OR (LOSS): _____	GENERAL RECEIPT NUMBERS NO: _____ NO: _____
--	---

RACINE COUNTY - IN - REM

OFFER TO PURCHASE

Date	9/20/2023	Appraised Value	\$ 55,000.00
Address	3433 Sixth Ave	Purchase Price	\$ 76,000.00
Municipality	City of Racine	Quit Claim Deed	\$ 30.00
Parcel #	276-000019725000	Recording Fee	\$ 2.00
Tax Principal On Books	\$ 26,269.46	Total Due	\$ 76,032.00
Specials Over \$7,500	\$ -	Deposit	\$ 15,200.00
Specials	\$ 8,944.40	Balance Due	\$ 60,832.00
Interest & Penalty	\$ 29,775.45		
Costs (In-Rem / Sale)	\$ 1,771.20		
TOTAL COSTS	\$ 66,760.51		

Sale Made By: Sealed Bid

Name, address & phone number of Purchaser:
 Joseph Rudd
 9040 Lakeshore Drive
 Pleasant Prairie WI 53158
 847-239-2458
 ruddicev18@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 31 AND THE SOUTH 22.5 FEET OF LOT 32, BLOCK 7, NORTH RACINE, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, 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: 3433 Sixth Ave Racine, WI

Sale Parcel/Tax Key #: 276-000010065000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*
\$76,000

****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): Joseph Rudd

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

Mailing Address of Bidder: 9040 Lakeshore Drive Pleasant Prairie, Wi 53158

Phone Number(s): 847-239-2458

Email Address: RUDDJOEY18@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.

REMODEL AS RENTAL OR RESALE

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.

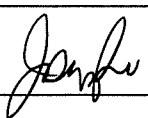
I swear and certify that I am not a relative of the former owner of the above listed property.

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)

3202 86TH PLACE KENOSHA, WI , 6527 30TH AVE KENOSHA, WI , 6327 11TH AVE KENOSHA, WI

Bidder's Signature 

9/7/2023

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.



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:

3433 Sixth Ave

Sale Parcel/Tax Key #:

276-000019725000

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

\$ 65,600

**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): Laura E. Gutierrez Palafox

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): 262 8805439

Email Address: Elupalafox@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.

fix it to increase property value and
keep it for my 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

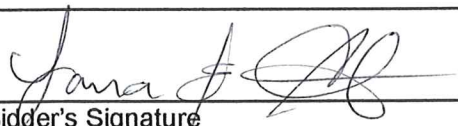
Commercial Utility Mfg/Telephone Co

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

9.5.2023
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 9/20/2023

Appraised Value

\$ 55,000.00

Sale Made By: Sealed Bid

Address 3433 Sixth Ave
Municipality City of Racine
Parcel # 276-000019725000

Purchase Price

\$ 61,600.00

Name, address & phone number of Purchaser:

Dustin B Radke
1309 Rapids Dr
Racine WI 53404
262-321-5937
Dustradd@gmail.com

Tax Principal On Books

\$ 26,269.46

Quit Claim Deed

\$ 30.00

Specials Over \$7,500

\$ -

Recording Fee

\$ 2.00

Specials

\$ 8,944.40

Total Due

\$ 61,632.00

Interest & Penalty

\$ 29,775.45

Deposit

\$ 12,320.00

Costs (In-Rem / Sale)

\$ 1,771.20

Balance Due

\$ 49,312.00

TOTAL COSTS

\$ 66,760.51

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 31 AND THE SOUTH 22.5 FEET OF LOT 32, BLOCK 7, NORTH RACINE, ACCORDING TO THE RECORDED PLAT THEREOF. SAID LAND BEING IN THE CITY OF RACINE, 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: 3433 Sixth Ave

Sale Parcel/Tax Key #: 276-000019725000

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

\$61,600

****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 B. Radke

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

Mailing Address of Bidder: 1309 Rapids Dr.

Phone Number(s): 262-321-5937

Email Address: Dustradd@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.

Repair Property to Rent or 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)

1309 Rapids Dr - Racine, WI 53404

1911 Hammet St Racine, WI 53404

1019 Parker Dr
Racine, WI 53403

Justin Rowler
Bidder's Signature

9-6-23
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: 3433 SIXTH AVE

Sale Parcel/Tax Key #: 276-000019725000

Bid Offer Amount: *Bid must be minimum bid amount or higher to be considered a valid bid.*
\$58,500.00

**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): THOMAS M CECCHINI

Business Entity / Organization:

Skip if you are bidding as an individual _____

Mailing Address of Bidder: 3125 Southwood Dr. Racine 53406

Phone Number(s): 262-899-5498

Email Address: tcecchini@excelbulldos.net

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.

Complete Renovation of property
for sale or 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.

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)

Thomas M CECCITINI

MPR Holdings LLC - ADDENDUM ATTACHED


Bidder's Signature

9/6/23
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.

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
000004253000 - CITY OF RACINE	MPR Holdings, LLC	2710 N Main St	2020-2022
000004787002 - CITY OF RACINE	MPR Holdings, LLC	628 North St	2020-2022
000005085000 - CITY OF RACINE	MPR Holdings, LLC	1717 N Wisconsin St	2011-2022
000005315000 - CITY OF RACINE	Mpr Holdings, LLC	3301 First Ave	2014-2022
000005407000 - CITY OF RACINE	MPR Holdings, LLC	2911 La Salle St	2013-2022
000005712002 - CITY OF RACINE	Mpr Holdings, LLC	3725 Green St	2020-2022
000009206000 - CITY OF RACINE	MPR Holdings, LLC	2731 Washington Ave	2020-2022
000010495000 - CITY OF RACINE	MPR Holdings, LLC	1128 Lathrop Ave	2020-2022
000010510002 - CITY OF RACINE	Mpr Holdings, LLC	607 Indiana St	2019-2022
000010754000 - CITY OF RACINE	Mpr Holdings, LLC	3624 Sixteenth St	2020-2022
000010888001 - CITY OF RACINE	Mpr Holdings, LLC	29 Oregon St	2016-2022
000011094001 - CITY OF RACINE	Mpr Holdings, LLC	3707 Wright Ave	2020-2022
000011216032 - CITY OF RACINE	MPR Holdings, LLC	727 Echo Ln	2011-2022
000011453001 - CITY OF RACINE	Mpr Holdings, LLC	1200 Kentucky St	2013-2022
000011780001 - CITY OF RACINE	Mpr Holdings, LLC	5419 Wright Ave	2020-2022
000011969016 - CITY OF RACINE	MPR Holdings, LLC	1036 Oregon St	2020-2022
000012040000 - CITY OF RACINE	Mpr Holdings, LLC	3521 Sixteenth St	2020-2022
000013115016 - CITY OF RACINE	Mpr Holdings, LLC	1111 N Ohio St	2020-2022
000014149010 - CITY OF RACINE	Mpr Holdings, LLC	3208 Debra Ln	2018-2022
000015134000 - CITY OF RACINE	MPR Holdings, LLC	2033 Jay Eye See Ave	2020-2022
000015239000 - CITY OF RACINE	Mpr Holdings, LLC	1951 Arthur Ave	2020-2022
000016139000 - CITY OF RACINE	Mpr Holdings, LLC	2044 Cleveland Ave	2020-2022

Real estate property & tax search results

000016348000 - CITY OF RACINE	Mpr Holdings, LLC	2709 Dwight St	2020-2022
000016483001 - CITY OF RACINE	Mpr Holdings, LLC	2612 Taylor Ave	2020-2022
000016517000 - CITY OF RACINE	Mpr Holdings, LLC	2406 Taylor Ave	2020-2022
000018048001 - CITY OF RACINE	MPR Holdings, LLC	1006 Cedar Creek St	2020-2022
000018190000 - CITY OF RACINE	Mpr Holdings, LLC	1024 Lombard Ave	2020-2022
000019907000 - CITY OF RACINE	MPR Holdings, LLC	2704 Charles St	2020-2022
000020297017 - CITY OF RACINE	Mpr Holdings, LLC	1810 Jupiter Ave	2020-2022
000022000086 - CITY OF RACINE	MPR Holdings, LLC	1114 N Osborne Blvd	2020-2022
000022030002 - CITY OF RACINE	MPR Holdings, LLC	4203 Fifteenth St	2020-2022
000022201000 - CITY OF RACINE	Mpr Holdings, LLC	4522 Sixteenth St	2016-2022
000022222000 - CITY OF RACINE	Mpr Holdings, LLC	4406 Sixteenth St	2020-2022
000022381000 - CITY OF RACINE	MPR Holdings, LLC	1230 Kentucky St	2014-2022
000022663099 - CITY OF RACINE	MPR Holdings, LLC	5401 Byrd Ave	2020-2022
000023162000 - CITY OF RACINE	Mpr Holdings, LLC	4208 Olive St	2020-2022
032329304000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS, LLC	1625 DERBY AVE	2010-2022
042318079000 - VILLAGE OF CALEDONIA	MPR HOLDINGS, LLC	4407 MEADOW DR	2010-2022

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
000005713027 - CITY OF RACINE	Mpr Holdongs, LLC	4035 Manhattan Dr	2020-2022

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
032212242000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	6116 SPRING ST	2010-2022
032212620000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	5649 HEATHER WAY	2010-2022
032328021000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	1219 LARSON ST	2010-2022
032329823000 - VILLAGE OF MT PLEASANT	MPR HOLDINGS LLC	3044 GATES ST	2010-2022
042308246000 - VILLAGE OF CALEDONIA	MPR HOLDINGS LLC	7455 PHEASANT TRL	2010-2022
042330071000 - VILLAGE OF CALEDONIA	MPR HOLDINGS LLC	4834 ANKER RD	2010-2022

Real estate property & tax search results

Parcel	Owner(s)	SiteAddress	TaxYears
000006936000 - CITY OF RACINE	Cecchini, Thomas M; Cecchini, Paula M	424 Luedtke Ave	2020-2022
000013797000 - CITY OF RACINE	Cecchini, Thomas M	2912 Hayes Ave	2014-2022
032225197000 - VILLAGE OF MT PLEASANT	CECCHINI, THOMAS M; CECCHINI, PAULA M	3125 SOUTHWOOD DR	2010-2022

REQUEST FOR COUNTY BOARD ACTION

YEAR <u>2023</u>		Action of Committee Only
		Resolution Request
		Ordinance Request
	X	Information only
		Report Request

Requestor/Originator: Racine County Treasurer- Jeffrey Latus

Person knowledgeable about the request who will appear and present before the Committee and County Board (2nd Reading) Racine County Treasurer- Jeffrey Latus
 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: N/A

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: 9/20/2023 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:

INFORMATIONAL SUMMARY OF ACT 216 RELATING TO THE PROCEEDS FROM THE SALE OF IN REM PROPERTIES.

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.

MEMO

September 11, 2023

TO: Donald J Trottier
Chairman, Finance and Human Resources Committee

FROM: Jeff Latus, Racine County Treasurer

RE: Informational Summary of ACT 216, relating to proceeds from the sale of In Rem Properties

Please put on the agenda for the meeting scheduled for September 20th, 2023, time for Jeff Latus, the County Treasurer, to present information about Act 216, and how the Act will affect the distribution of proceeds from the sale of In Rem Properties going forward.

Act 216 was officially enacted by the Wisconsin State Legislature, March 31, 2022, and made changes to Wisconsin State Statute §75.36.

If you have any questions, please feel free to contact me.

Thank you,



Jeff Latus

Racine County Treasurer

Cc: Erika Motsch

Summary of ACT 216

Relating to the distribution of proceeds from the sale of In Rem properties

Date of Enactment: March 31, 2022

Background: Historically, sale proceeds were required to be distributed to the prior owner only upon the receipt of a claim by the prior owner of Homestead. Proceeds generated from the sale of In Rem properties that were not claimed through the Homestead process were retained by the County.

Act 216 mandates that all proceeds generated from the sale of In Rem properties be distributed regardless of Homestead status or the receipt of a claim made for the proceeds.

Key Elements:

- ACT 216 applies to all parcels acquired through the In Rem process after the publication date of April 1, 2022.
- Upon acquisition of a tax deed the County Treasurer shall notify the former owner by registered or certified mail that they may be entitled to a share of proceeds of a future sale.
- Any lien placed on the property **at the time of the foreclosure sale** is to be satisfied with sale proceeds prior to distribution to the former owner.
- Upon sale of the property the County shall send the former owner the sale proceeds minus expenses permitted per State Statute 75.36 (2m).
- If the County is unable to locate the former owner within 5 years following the mailing of the notice, the former owner forfeits the right to any remaining equity in the property.

Statistics and Impact:

- The County Treasurer's Office has sold 124 parcels through the In Rem process since February 2020, 45 (36.29%) of which generated proceeds that would have been subject to ACT 216 if it were in place at the time.
- Total proceeds generated through In Rem sales and retained by the County since February 2020 equal \$936,040.71, with an average of \$234,010.18/year.