

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

Pursuant to Section 75.521, Wisconsin Statutes, title to the property described below has been granted to Jefferson County for nonpayment of delinquent property taxes. The property will be sold in accordance with section 75.69, Wis. Stats., and the Jefferson County Real Estate Tax Foreclosure Policy at public sale under sealed bid. No abstract or title insurance will be furnished. Conveyance shall be by quit claim deed. Jefferson County does not warrant the condition of the property or any structures located on the property. Bidder is responsible for inspecting the property prior to sale, reviewing applicable zoning restrictions, and accepts the property "AS IS."

SUBMIT BIDS TO: Jefferson County Treasurer's Office, Jefferson County Courthouse, 311 S Center Ave Room C1030, Jefferson, WI 53549

DATE BIDS DUE: January 3, 2024, at 4:00 p.m.

DATE BIDS OPENED: January 4, 2024, at 9:00 a.m.

PLACE OF BID OPENING: Jefferson County Courthouse, 311 S Center Ave Room C2020, Jefferson, WI 53549

The minimum bid shown below is the amount of delinquent taxes, interest, and fees owed on the property. No bid less than the minimum bid will be accepted.

In Rem 2023, List 1:

Item #2

Description: Unit 311 in Jellystone Park condominium, being a condominium created under the Condominium Ownership Act of the State of Wisconsin by a "Declaration of Condominium for Jellystone Park Condominium Resort of Fort Atkinson Condominium; dated the 7th day of March 1983 in Volume 628 of Records on Pages 843 through 879, as Document No. 787800 and by a Condominium Plat therefor.

AND AS AMENDED in Volume 632 of Records on Page 967, as Document No. 790523.

AND AS AMENDED in Volume 639 of Records on Page 776, as Document No. 794791.

AND AS AMENDED in Volume 651 of Records on Page 76, as Document No. 801709.

Any Amendments thereto, recorded and unrecorded hereafter.

And an undivided interest into the Common Area.

Said lands lying and being in the Town of Koshkonong, Jefferson County, Wisconsin.

(This sale includes the transfer of real property only; the mobile home/camper on the lot is personal property. The Successful Bidder is responsible for legally disposing of and/or obtaining title to any remaining personal property.)

(This property is subject to a recorded Right of First Refusal held by Jellystone Park Condominium Association. Pursuant to the terms of the Right of First Refusal, after receipt of bids, the Condominium Association will have 30 days to re-purchase the property for the high bid amount.)

PIN: 016-0513-2533-232

PROPERTY ADDRESS: 311 Campfire Blvd., Fort Atkinson WI 53538

Minimum Bid \$1,526.05

Item #12

Description: Lots 1, 2, and 3 in Block 1; EXCEPT the East 40 feet thereof, Edward Altpeter et al Addition to the Town of Sumner, Jefferson County, Wisconsin.

ALSO ALL of Block 21; EXCEPT the West 40 feet thereof, Altpeter's 4th Addition to the Town of Sumner, Jefferson County, Wisconsin.

(This property is in the floodplain. It is the responsibility of all bidders to contact the Jefferson County Planning & Zoning Department for any restrictions on the use of this property prior to sale.)

PIN: 028-0513-1142-058

PROPERTY ADDRESS: NO PARCEL ADDRESS

Minimum Bid \$1,505.63

Item #13

Description

Lots 1, 2, and 3 in Block 1; EXCEPT the East 40 feet thereof, Edward Altpeter et al Addition to the Town of Sumner, Jefferson County, Wisconsin.

ALSO ALL of Block 21; EXCEPT the West 40 feet thereof, Altpeter's 4th Addition to the Town of Sumner, Jefferson County, Wisconsin.

(This property is in the floodplain. It is the responsibility of all bidders to contact the Jefferson County Planning & Zoning Department for any restrictions on the use of this property prior to sale.)

PIN: 028-0513-1142-059

PROPERTY ADDRESS: NO PARCEL ADDRESS

Minimum Bid \$1,475.32

SUBMISSION OF BIDS: All bids must be submitted on the form titled, "Sealed Bid for Purchase of Tax Delinquent Property" and must be submitted in a specific dollar amount. Contact County Treasurer, 920-674-7250, for form and information concerning the property. Bid form is also available on the County's web site: www.jeffersoncountywi.gov. Bids must be submitted directly to Kelly Stade, County Treasurer. The bid envelope must contain: Name, address, and "Sealed Bid for Purchase of Tax Delinquent Property" on the outside of the envelope. Jefferson County reserves the right to rescind any pending sale of tax delinquent real estate any time prior to bid acceptance and also reserves the right to waive any defects in the bidding process if determined by the Finance Committee to be in the best interest of Jefferson County.

PAYMENT TERMS: 20% of the total amount bid must be submitted with the bid. Upon acceptance of a bid, the balance due must be paid within fifteen (15) days. If a successful bidder fails to timely pay the balance due, the County may elect to keep the deposit paid as liquidated damages and re-offer the property for sale. A \$30.00 recording fee is due to the Jefferson County Register of Deeds at the time of sale.

TYPE OF REMITTANCE: All payments must be by certified check, cashier's check, treasurer's check or by a U.S. postal money order (no cash). Make checks and money orders payable to Jefferson County Treasurer. PERSONAL CHECKS WILL NOT BE ACCEPTED. BIDS NOT ACCOMPANIED BY PAYMENTS AS SET FORTH HEREIN WILL BE REJECTED.

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

Dated this 7th day of December 2023.

1s/ Audrey McGraw

Audrey McGraw, County Clerk
Jefferson County Courthouse
311 South Center Avenue
Jefferson, WI 53549
(920) 674-7144

1s/ [Signature]

[Name], [Title]