

MAR 19 2025

HEATHER BRAVENER
CLERK OF COURT
CLARK COUNTY

STATE OF WISCONSIN

CIRCUIT COURT

In the Matter of the Foreclosure of
Tax Liens under Wis. Stat. § 75.521
by Clark County
List of Tax Liens for 2021, Number 1

Case No. 25-GF-
Case Code: 30405

**LIST OF TAX LIENS OF CLARK COUNTY BEING FORECLOSED BY PROCEEDING IN REM
FOR 2021, NUMBER 1, AND PETITION**

TO THE CIRCUIT COURT OF CLARK COUNTY, WISCONSIN:

Now comes Renee Schoen, Clark County Treasurer, on behalf of Clark County, and files this List of Tax Liens of Clark County (hereinafter "List") for delinquent taxes and hereby petitions and shows the Court as follows:

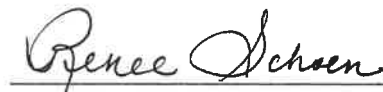
1. A tax certificate has been issued to Clark County for unpaid taxes on each of the following described parcels of land, and two (2) or more years have elapsed since the dates of the tax certificates, such dates being the tax certificate year indicated on the List attached hereto as Exhibit A and fully incorporated herein.
2. Clark County is the owner and holder of tax liens for the years indicated on said List, as evidenced by the tax certificate numbers shown on the List.
3. Clark County has, by Ordinance adopted by the County Board of Supervisors of Clark County, elected to proceed under § 75.521 of the Wis. Stats., for the purpose of enforcing tax liens in Clark County.
4. On February 20, 2025, Clark County Board of Supervisors, voted to proceed with tax foreclosure in rem for the parcels in said list.
5. Said List, made and filed pursuant to the provisions of Section 75.521, Wisconsin Statutes, is attached hereto as Exhibit A and incorporated herein by reference.
6. Interest at the rate of 1% per month and penalty of 0.5% per month on the principal sum of each tax lien is charged from January 1 of the year the tax certificate was issued to the date of redemption. Base Tax amounts listed on the List do not include interest and penalties due.
7. All descriptions by lot and block number refer to plats and maps filed in the Office of the Register of Deeds for Clark County, Wisconsin.
8. That no municipalities other than Clark County have any right, title or interest in the described lands or in the tax liens or in the proceeds thereof, except as stated herein for accrued but unpaid

2021 real estate taxes, which have not been given notice of these proceedings and an opportunity to assert any claims.

WHEREFORE, Clark County requests the following relief from the Court:

1. A Judgment vesting title of each of said parcels of land in the name of Clark County in fee simple absolute, as of the date of entry of judgment in this action, and barring and foreclosing any and all claims whatsoever of the former owner(s), and any person having any right, title interest, claim, lien or equity of redemption and any person claiming through and under them, all persons, both natural and artificial, since the date of filing of this List of Tax Liens in the Office of the Clerk of the Circuit Court of Clark County; and
2. Judgment entitling Clark County to immediate possession of all such properties and commanding all persons to vacate properties that remain occupied.

Dated: March 19, 2025



Renee Schoen
Clark County Treasurer

EXHIBIT A

LIST OF TAX LIENS OF CLARK COUNTY BEING FORECLOSED BY PROCEEDING IN REM 2021 NO. 1

Item #	Parcel Number and site address	Legal Description	Owners, Mortgagees, and Other Parties of Interest	Certificate #	Tax Certificate Year	Base Tax Amount
1	201.0666.001 Vacant land	The North Twenty (20) Feet of the East one-half of the Southeast Quarter (E ½ - SE ¼) lying easterly of a 200 foot railroad right of way, Section One (1), Township 28 North (T28N), Range 1 East (R1E), and being part of Lot One (1) of Certified Survey Map No. 2969 Recorded as Document 639379 in the Office of the Clark County Register of Deeds, City of Abbotsford, Clark County, Wisconsin	Emil Schraufnagel, Alphonse Schraufnagel, Martha Schraufnagel, Mary Treankler, Cletus Schraufnagel, Arthur Schraufnagel, All deceased Heirs unknown	2701	2021	\$101.61
2	211.0105.000 201 S. 2 nd St Colby, WI 54421	The North 12.5 feet of Lot 25, and all of Lot 26, Block 9, First Addition to the Village, now City, of Colby, Clark County, Wisconsin	Manuel Ignacio Ramirez AbbyBank 401 E Spruce St PO BOX 648, Abbotsford, WI 54405 Capital One Bank USA 140 E Shore Dr 12017-0380, Glen Allen, VA 23059	2706	2021	\$756.22
3	246.0165.000 217 E. Central St. Loyal, WI 54446	Lot Ten (10), Block One (1), AA Graves 1 st Addition to the City of Loyal, Clark County, Wisconsin	Mark Topness 107 Morse St. Sparta, WI 54656 One Main Financial Group LLC 2400 E Devon Ave Suite 300, Des Plaines, IL 60018 Mariner Finance LLC 1423 State Road 16, La Crosse, WI 54601 Monroe County Clerk of Court 112 S Court St #2200, Sparta, WI 54656 La Crosse County Clerk of Circuit Court, 333 Vine St. La Crosse, WI 54656 Clark County Clerk of Circuit Court 517 Court St, Neillsville, WI 54456	2736	2021	\$638.43
4	265.0124.000 313 E. 5 th St. Owen, WI 54460	All that part of Lots Five (5) and Six (6), Block Seventeen (17), lying Northeasterly of railroad right of way Original Plat City of Owen, Clark County, Wisconsin	Michael S Hempelman; Lucius Bower 313 E 5th St, Owen 54460 Jackson County Clerk of Circuit Court 307 Main St, Black River Falls, WI 54615	2788	2021	\$1,570.15

5	265.0287.000 637 E. 6 th St. Owen, WI 54460	Lot Two (2), Weaver's Addition to the City of Owen, Clark County, Wisconsin	Michael J. Riihinen, Carla Riihinen Owen Withee High School P.O. Box 417 Owen, WI 54460	2802	2021	\$634.05
6	265.0646.000 704 E. 2 nd St. Owen, WI 54460	Lot Three (3) and the North Fifty-Six (56) Feet of the West 7.20 Feet of Lot Four (4), Block One (1), Subdivision of Outlot 8A, Assessor's Plat of the City of Owen, Clark County, Wisconsin	Matthew Riihinen P.O. BOX 126, Owen, WI 54460 Aspirus Medford Hospital & Clinics Inc. c/o Alliance Collection Agencies Inc., P.O. BOX 1267, Marshfield, WI 54449 Hayden Danny Thomas N4883 Butternut Hill Rd, Medford, WI 54451 Clark County Clerk of Circuit Court 517 Court St, Neillsville, WI 54456	2811	2021	\$895.55
7	020.0186.000 W8666 County Highway GG, Willard, WI 54493	The Southwest Quarter of the Southeast Quarter (SW ¼-SE ¼), of Section Nine (9), Township Twenty-Six North (T26N), Range Three West (R3W), Town of Hendren, Clark County, Wisconsin	Sharon R. Henze W8666 County Highway GG Willard, WI 54493 Clark Electric Coop 1209 W. Dall-Berg Road, Greenwood, WI 54437	2941	2021	\$1,358.33
8	024.0147.000 W7106 Bridge Road Withee, WI 54498	Lot One (1) of Certified Survey Map No. 1986, Recorded as Document 583221 in the Office of the Clark County Register of Deeds, being a part of the Southeast Quarter of the Southwest Quarter (SE ¼- SW ¼) of Section Seven (7), Township Twenty-Nine North (T29N), Range Two West (R2W), Town of Hixon, Clark County, Wisconsin	J. Cerven Enterprises LLC W7106 Bridge Road Withee, WI 54498 Jason Cerven 8949 23rd Avenue S. Eau Claire, WI 54701 Wisconsin Department of Revenue P.O. Box 8901 Madison, WI 53708	2972	2021	\$159.44
9	024.0182.000 N16361 River Ave Withee, WI 54498	The South 360 Feet of the North 740 Feet of the East 242 Feet of the Southeast Quarter of the Northeast Quarter (SE ¼ - NE ¼), Section Nine (9), Township Twenty-Nine North (T29N), Range Two West (R2W), Town of Hixon, Clark County, Wisconsin	Billy Anderson; April D. Anderson N16361 River Ave. Withee, WI 54498 Chippewa County Housing Authority Attn: Richelle Rizzo 711 N Bridge St Rm 14, Chippewa Falls, WI 54729	2974	2021	\$2,593.86

10	030.0544.000 N12898 State Hwy 73 Owen, WI 54460	That part of the Northwest Quarter of the Northwest Quarter (NW ¼ - NW ¼) of Section Twenty-Six (26), Township 28 North (T28N), Range 2 West (R2W), described as follows: Commencing at the Northwest corner of the NW ¼ -NW ¼, thence East 16 Rods, thence South 5 Rods, thence West 8 Rods, thence South 2 Rods 8 feet, thence West 8 Rods, thence North 7 Rods 8 feet to the Point of Beginning, Except lands conveyed for Highway Right of Way in Volume 149 Deeds, Page 114 and in Volume 474 Records, Page 134, Town of Longwood, Clark County, Wisconsin	Delores Kloss N12898 State Highway 73 Owen, WI 54460 James E. Kloss 26292 W Mondovi St. Eleva, WI 54738 Northwestern Bank 202 N. Bridge St. Chippewa Falls, WI 54729 Curt Dutton 1918 Hilltop Court Bloomer, WI 54724	3013	2021	\$231.30
11	042.0933.000 N2866 State Highway 73 Neillsville, WI 54456	That part of the Northwest Quarter of the Northwest Quarter (NW ¼ - NW ¼) of Section Thirty-five (35), Township 24 North (24N), Range Two West (R2W), Town of Pine Valley, Clark County, Wisconsin described as follows: Commencing 336 feet South of the Northwest Corner of NW ¼ - NW ¼, thence East 250 feet, thence South 118 feet, thence West 250 feet, thence North 118 feet to the point of beginning.	Dean Morse N2866 State Highway 73, Neillsville, WI 54456 Discover Bank By Agent DFS Services LLC PO Box 8003 Hilliard, OH 43026 Midland Credit Management Inc. C/O Messerli & Kramer PA 3033 Campus Drive, Suite 250 Plymouth, MN 55441	3084	2021	\$443.52
12	066.0047.000 N7147 Pelsdorf Ave. Loyal, WI 54446	Lot One (1) of Certified Survey Map No. 1836, Recorded as Document 572161 in the Office of the Clark County Register of Deeds, being a part of the Southeast Quarter of the Northeast Quarter (SE ¼ - NE ¼) of Section Three (3), Township Twenty-Five North (T25N), Range One	Walterno LLC P.O. Box 16 Van Dyne, WI 54979	3179	2021	\$780.38

		West (R1W), Town of York, Clark County, Wisconsin				
13	131.0034.000 207 Oak St. Granton, WI 54436	Lot One (1), Block E, and the East One-half of the adjacent abandoned alley and parcel as described in Document 611839, Original Plat Village of Granton, Clark County, Wisconsin.	Cody Steinhilber; Isabella Steinhilber 423 S. Section St. Nekoosa, WI 54457 Village of Granton P.O. Box 69, Granton, WI 54436 Harold Wilson 11521 64 th St. South Wisconsin Rapids, WI 54494	3206	2021	\$1,139.16