

NOTICE OF SALE OF TAX DELINQUENT REAL ESTATE

Sealed bids will be accepted at the office of the County Treasurer, c/o Sealed Bids, at P.O. Box 67, Whitehall, WI 54773 by no later than 4:00 p.m., Friday, September 2, 2016 for the purchase of the parcels of property described below in accordance with Section 75.69, Wisconsin Statutes. The descriptions provided below are unofficial.

Trempealeau County acquired these properties by tax foreclosure per Wisconsin Statutes, and will sell them by bid, provided such bid meets or exceeds the minimum bid. The County reserves the right to reject any and all bids. Bid forms describing the terms and conditions of the sale of property are attached.

<p><u>County File No.:</u> 16-1 <u>Municipality:</u> Town of Gale <u>Parcel No.:</u> 016-00477-0001 <u>Description:</u> 0.185 acres undeveloped land along the north right-of-way of Hwy 54 (by Paulson Lane). <u>Minimum Bid:</u> \$1.00</p>	<p><u>County File No.:</u> 16-5 <u>Municipality:</u> Town of Ettrick <u>Parcel Nos.:</u> 014-00559-0000 <u>Description:</u> 1.25 acres vacant land at intersection of Joe Coulee Rd & Lindstrom Rd. <u>Minimum Bid:</u> \$1,500.00</p>
<p><u>County File No.:</u> 16-8 <u>Municipality:</u> Town of Hale <u>Parcel No.:</u> 018-00717-0000 & 018-00719-0010 <u>Description:</u> Rural 3.36 acres with house and out-buildings. <u>Minimum Bid:</u> \$10,000.00</p>	<p><u>County File No.:</u> 16-9 <u>Municipality:</u> Town of Sumner <u>Parcel No.:</u> 026-00344-0005 <u>Description:</u> Small lot with house on 5th Street near the City of Osseo <u>Minimum Bid:</u> \$10,000.00</p>

Bids are due by 4:00 p.m. on Friday, October 2, 2015. Attached is a copy of the Bid Procedure and the Bid form. Aerial maps are available on the county's website at www.tremplecounty.com/tchome/misc/tax_foreclosed_property.aspx.

TREMPEALEAU COUNTY, WISCONSIN
DELINQUENT REAL ESTATE TAX PROPERTY FOR SALE
BID AND PURCHASE PROCEDURE

For those having an interest in bidding on one or more parcels of real estate which the County has acquired as a result of delinquent real estate taxes, these are instructions for the bidding process.

Attached is brief information about each of the properties being offered for sale and a bid form.

BID PROCEDURE AND PURCHASE REQUIREMENTS

Sealed bids are due at the County Treasurer's office by 4:00 p.m. Friday, September 2, 2016. Each bid on a parcel must clearly identify the parcel, set forth the total amount of the bid, be signed by the bidder, and be accompanied by a money order or equivalent payment (no personal checks) totaling \$50.00 for each parcel bid, or 10% of the bid amount, whichever is greater. This bid bond will be held for up to 30 days and then either applied to the purchase price or returned to unsuccessful bidders.

Bids must be for a fixed dollar amount (Bids such as "\$5.00 more than highest bid" will not be considered). Bids should make reference to the "16" file number of the property or the tax parcel number shown on the attached list. As required by State law, **no bid less than the minimum bid amount will be considered for these properties.** **The County reserves the right to reject any and all bids.**

Successful bidders must be prepared to pay the full amount of their bid (plus \$30.00 for deed recording), within 10 days of notice that their bid has been accepted. If not, the bid bond will be forfeited. If buyer desires a survey, an abstract of title or title insurance, it will be at their own expense. Some properties were abandoned with personal property left behind and plumbing systems may be damaged. County will not be cleaning out or repairing properties. **All properties are sold as is.** The County will give a Quit Claim Deed which conveys its interest to the buyer. A buyer will not owe delinquent taxes. **However, the buyer will be responsible for the entire 2016 real estate taxes.** Parcels should be free of liens from judgments, mortgages, or delinquent taxes. If a lien would be discovered within one year, buyer's sole remedy is the recovery of the purchase price upon reconveyance of the parcel to the County.

VIEWING PROPERTIES

Bidders may view vacant property any time before bid deadline. Real estate with buildings may **ONLY be viewed by appointment.** Contact County Treasurer for viewing times.

ADDITIONAL PARCEL INFORMATION

Persons wanting additional information on particular parcels, including a full legal description, detail location map or plat, aerial photo, etc. may send \$3.00 per parcel in the form of a money order or equivalent payment to the County Treasurer. Such requests should allow three business days from receipt to process and deposit in the mail. Some, but not all of this information is available through internet at www.tremplocounty.com/property.

**TREMPEALEAU COUNTY
DELINQUENT REAL ESTATE TAX PROPERTY
BID SUBMITTAL FORM**

“16” Number
or Tax Parcel No. _____

NAME _____

ADDRESS _____

DAYTIME PHONE NO. _____

BID AMOUNT _____

SIGNATURE _____

SUBMIT SEALED BID ALONG WITH A MONEY ORDER OR EQUIVALENT PAYMENT (NO PERSONAL CHECKS) TOTALING \$50.00 OR 10% OF THE BID AMOUNT, WHICHEVER IS GREATER. SEND TO:

TREMPEALEAU COUNTY TREASURER
C/O SEALED BIDS
P.O. BOX 67
WHITEHALL, WI 54773

BIDS WILL BE ACCEPTED UNTIL 4:00 P.M. ON FRIDAY, SEPTEMBER 2, 2016. AS REQUIRED BY STATE LAW, NO BID LESS THAN THE MINIMUM BID AMOUNT WILL BE CONSIDERED. THE COUNTY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.