



Jezamil Arroyo-Vega
Commissioner

Department of Neighborhood Services
Inspectional Services for health, safety and neighborhood improvement

Michael Mazmanian
Deputy Commissioner

January 12, 2026

FABIO RIBEIRO
2853 42 STREET
ASTORIA, NY 11103

Record ID # GBGCO-25-04777

Re: 2013 N 41ST ST

TAXKEY #: 3480747200

You were notified by the Department of Neighborhood Services to correct a garbage and litter nuisance code violation at 2013 N 41ST ST. You failed to do so within the time prescribed in the order so the City corrected the violation.

The cost to correct the nuisance was \$183.01. This fee includes a 1.6% training and technology surcharge. As indicated in the original order, this charge if unpaid will be placed on the property tax bill. If you wish to pay this amount rather than to have it appear on your tax bill, you may do so before September 15, 2026 at this address or pay online at <http://milwaukee.gov/lmsPay>:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Room 105
Milwaukee, WI 53202

2013 N 41ST ST

Checks should be made payable to the City of Milwaukee for the amount listed above. Please enclose a copy of this notice with your payment.

If you have any questions or feel this letter was issued in error, please call 414-286-5771 to have this matter reviewed. A review does not extend the time to appeal.

If you wish to formally appeal this charge you must file that appeal within 30 days of the date of this letter. It must be filed with the: Administrative Review and Appeals Board, Office of the City Clerk, Room 205 City Hall, 200 E Wells Street, Milwaukee Wisconsin 53202, 414-286-2221. Please contact them to obtain the proper application form. There is a \$25 fee required when filing this appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Recipients:

FABIO RIBEIRO, 2853 42 STREET, ASTORIA, NY 11103

FABIO RIBEIRO, 2853 42 STREET, ASTORIA, NY 11103

ABDULLAHI JUBIYO, 4180 CHURCHMAN AVE, LOUISVILLE, KY 40215





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ABDULLAHI JUBIYO, 4180 CHURCHMAN AVE, LOUISVILLE, KY 40215



1 yard of debris cleaned

60.13	contractor fee
120.00	admin fee
2.88	IT fee
<hr/>	
183.01	total



Department of Neighborhood Services

GBGCO-25-04777

Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

3 STRIKES

5-22-25
3-21-25

INSPECTION REPORT AND ORDER TO CORRECT CONDITION

Department Copy

118 Re: 2013 N 41ST ST

Taxkey #: 348-0747-200

SOLID WASTE VIOLATION
IMPORTANT NOTICE - READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. A copy of this order will be mailed for the first offense in a one-year period. If you have circumstances that may warrant an extension, please call the number listed below. You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

You are directed to remove all solid waste, garbage and debris which violate the Milwaukee Code of Ordinances (Chapter 79). Do not simply restack items and assume the city will remove them; the condition of the property is your responsibility. You have 24 hours after the date of this posting to completely clean the property and inform us that it has been cleaned or a contractor may be dispatched to clean it at your cost.

2013 N. 41st St

For information about this order please call (414) 286-2268.

Inspector: CRANDO

Posted: 12/10/2025

(x) Handwork () SKID

Mailed: 12-11-25 CR

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.

Large Print



This material is available in alternative formats for individuals with disabilities upon request. Please contact the City of Milwaukee ADA Coordinator at (414) 286-3475 or ADACoordinator@milwaukee.gov.

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services

Record ID: GBGCO-25-04777

12/11/2025

Address: 2013 N 41ST ST

Recipients:

FABIO F RIBEIRO, 2853 42 STREET, ASTORIA, NY 11103

OFFICIAL NOTICE OF VIOLATION

The City of Milwaukee - Department of Neighborhood Services



2013 N 41ST ST, MILWAUKEE, WI 532081856



2013 N 41ST ST, MILWAUKEE, WI 532081856



Department of Neighborhood
Enforcement Section
4001 S. 6th St.,
Milwaukee, WI 53221

INSPECTION REPORT AND ORDER

Department Copy

118

Re: 2013 N 41ST ST

2025. 12. 17 12:56

CDR
Landscaping &
Construction

2013 W 41st



CDR Landscape & Construction
BEFORE

2013 W 41st



CDR Landscape & Construction
AFTER

2013 N 41st



CDR Landscape & Construction
AFTER

2013 W41st



CDR Landscape & Construction
BEFORE

2013 N 41st.



CDR Landscape & Construction
AFTER



Department of Neighborhood Services
4001 S. 6th St., Milwaukee, WI 53221
milwaukee.gov/DNS • 414-286-2268

Order to Correct Conditions to protect the public health, safety or welfare

SOLID WASTE VIOLATION

To: Property Owner and/or Resident

ADDRESS: 2013 N. 41st St DATE: 12-10-25

IMPORTANT NOTICE READ CAREFULLY

A recent inspection disclosed a nuisance which, if not corrected within the time specified, may be corrected by the City and the costs (including those of the City) will be charged as a tax lien against the property. If you have circumstances that may warrant an extension, please call 414-286-2268 within 24 hours.

YOU ARE DIRECTED TO REMOVE ALL SOLID WASTE, GARBAGE AND DEBRIS WHICH VIOLATE THE MILWAUKEE CODE OF ORDINANCES (CHAPTER 79) including but not limited to:

Remove scattered junk, debris, and garbage along the fence on northside by the alley

DO NOT SIMPLY RESTACK ITEMS

YOU HAVE 24 HOURS

after the date of this posting to completely clean the property **AND CONTACT DNS** or a contractor may be dispatched to clean at your cost. There will be an administrative fee assessed if the contractor arrives even if the property is cleaned

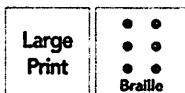
Inspector: (print) Randall Posted: 12-10-25

For information about this order please call

(414) 286-2268

You may appeal the charge assessed against your property to the Administrative Review Appeals Board by contacting the Office of the City Clerk at 200 E. Wells St., Room 205, Milwaukee, WI, 53202 within 30 days of the assessment.

Call to learn how subscribing for an e-notify account (milwaukee.gov/e-notify) and providing your e-mail will help make you aware of orders against your property.



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CB660-25-04777 2013 N. 41st St

CASE MANAGEMENT

Tax Key: 3480747200

Record ID: GBGCO-25-04777

Address: 2013 N 41ST ST, MILWAUKEE, WI 532081856

<u>Record ID</u>	<u>File Date</u>	<u>Address</u>	<u>Complaint Text</u>
GBGCO-25-04777	12/10/2025	2013 N 41ST ST, MILWAUKEE, WI 532081856	

<u>Date</u>		<u>Staff Name</u>
2025-12-16	Spoke with owner. Emailed photo of debris to hajiganbani@yahoo.com and explained enotify.	Brenda Raner
2026-01-15	Not a valid 3 strike ownership change	Carmen Rosario
2026-01-27	Emailed copy of file on 1/26, mailed via usps copy of file to Louisville on 1/27.	Brenda Raner

<u>Record Workflow</u>		
<u>Record Action (Task)</u>	<u>Record Status</u>	<u>Date</u>
Generate Order undefined	Order Generated	2025-12-10
Admin Review	Complete	2025-12-11
Pending Contractor Referra	Referred to contractor	2025-12-11
Contractor Billing	Contracted clean up completed	2025-12-17
Closure	Closed - Contractor Abated	2026-01-12

<u>Inspection</u>	<u>Status</u>	<u>Date</u>
Initial Investigation Inspector Phone: 414-286-8617 Inspector: Charles Randolph	Clean Up Order Issued	2025-12-10