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February 21, 2020

Judiciary & Legislation Committee
of the Honorable Common Council
Attn: Ms. Joanna Polanco, Staff Assistant
Room 205, City Hall
City of Milwaukee

Re: File #191716
Applicant: Ashley Chipley
Prior owner: Stephfon Jackson (until 11/12/19)
Ashley Chipley (as of 11/12/19)
Foreclosure date: 11/26/19
Property address: 2943 N. 24th St.

Dear Ms. Polanco:

This is the first time this file has been heard by the Judiciary and Legislation Committee.

A review of this file as well as file number 191504 warranted a closer look at the properties and the applicant's actions related to it. Ms. Chipley has no outstanding debts with the Municipal Court; however, a number of other interesting facts were discovered:

1. City of Milwaukee Water Works Department records indicate that Ms. Chipley has been claiming ownership of this property since May, 2019, although title was not conveyed to her until November 12, 2019;
2. Register of Deeds records indicate that the owner who was foreclosed upon, Stephfon Jackson, conveyed the property to Ms. Chipley by Quit Claim deed dated November 12, 2019;
3. The conveyance to Ms. Chipley occurred two weeks before the City obtained the foreclosure judgment on Nov. 26, 2019. Had Ms. Chipley reviewed online tax records or obtained title insurance prior to taking ownership of the property, she would have learned of the 2016, 2017, and 2018 tax delinquencies;



4. Ms. Chipley has rented out the upper unit of this property since at least November 2019 and the lower unit since at least January 2020, collecting \$800 per month in rent, despite having no ownership interest in the property;
5. Ms. Chipley states on her application in this file that her mailing address is 2747 N. 56th Street, even though she has a residential lease agreement with the City and is supposed to be residing at 4843 N. 51st Blvd., Milwaukee;
6. Ms. Chipley has a residential lease with the City to occupy the City-owned property at 4843 N. 51st Blvd. (the subject of file no. 191504), however, she has not paid any rent for that property, in violation of her lease agreement;
7. Ms. Chipley is not actually living at 4843 N. 51st Blvd., Milwaukee, and a recent inspection has revealed that she has subleased the property to unknown third parties, in violation of her lease agreement for that property;
8. Ms. Chipley is endangering the occupants of both 2943 N. 24th St. and 4843 N. 51st Blvd. as both properties have health and safety code violations (plumbing and electrical) present that she has not repaired; and
9. When file no. 191504 was considered at the February 3, 2020 Judiciary and Legislation Committee meeting, the individual who spoke on behalf of the applicant(s) and who testified that she invested money in that property, JE Andrea Nembhard, told the Committee that Ms. Chipley was her tenant prior to the foreclosure and that Ms. Chipley never paid her, either.

If there are any questions, please do not hesitate to contact me.

Sincerely,



NICOLE F. LARSEN
Assistant City Attorney

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