



Spencer Coggs
City Treasurer

James F. Klajbor
Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

August 4, 2015

To: Milwaukee Common Council
City Hall, Room 205

From:  James F. Klajbor
Deputy City Treasurer

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 285-0464-000-2
Address: 3327 - 3329 N 22ND ST
Owner Name: RE HOLDINGS ONE LLC
Applicant/Requester: BASS & MOGLOWSKY, S.C.
2015-1 Inrem File
Parcel: 117
Case: 15CV-1661

Attached is a completed application for Vacation of Inrem Judgment and documentation of payment of costs.

The City of Milwaukee acquired this property on 1/5/2015.

JFK/em





OFFICE OF THE CITY TREASURER

CITY HALL - ROOM 103 • 200 EAST WELLS STREET • MILWAUKEE, WISCONSIN 53202
 TELEPHONE: (414) 286-2280 • FAX: (414) 286-3186 • TDD: (414) 286-2025

INTERESTED PARTY'S REQUEST TO VACATE AN IN REM TAX FORECLOSURE JUDGMENT

FOLLOW THE INSTRUCTIONS LISTED BELOW:

1. Type or print firmly with a black ball point pen.
2. Use separate form for each property.
3. Refer to the copy of the attached ordinance for guidelines and eligibility. No written request to proceed under the ordinance may be submitted for consideration to the Common Council where more than 90 days has elapsed from the date of entry of the in rem tax foreclosure judgment to the date of receipt of the request by the City Clerk.
4. Administrative costs totaling \$1,370 must be paid by Cashier's Check or cash to the Office of the City Treasurer prior to acceptance of this application.
5. Complete, sign, and date the application, providing the required supporting documentation.
6. Forward completed application to the City Treasurer, 200 East Wells Street, Room 103, Milwaukee, WI 53202

APPLICANT INFORMATION:

A. PROPERTY ADDRESS: <u>3327-3329 N. 22nd Street, Milwaukee, WI 53206</u>			
TAX KEY NUMBER: <u>285-0464-2</u>			
NAME OF FORMER OWNER: <u>RE Holdings One, LLC</u>			
NAME OF APPLICANT: <u>Bass & Moglowsky, S.C.</u>			
MAILING ADDRESS: <u>501 W. Northshore Dr., Ste. 300</u>			
<u>Milwaukee</u>	<u>WI</u>	<u>53217</u>	<u>(414) 228-6700</u>
CITY	STATE	ZIP CODE	TELEPHONE NUMBER

B. LIST ALL OTHER REAL PROPERTY IN THE CITY OF MILWAUKEE IN WHICH THE FORMER OWNER HAS AN OWNERSHIP INTEREST <i>(If not applicable, write NONE.):</i>	
<u>NONE</u>	
ADDRESS _____	ZIP CODE _____
ADDRESS _____	ZIP CODE _____
ADDRESS _____	ZIP CODE _____
ADDRESS _____	ZIP CODE _____
<i>(Use reverse side, if additional space is needed.)</i>	

C. HAS WRITTEN CONSENT BEEN GIVEN TO THE APPLICANT BY THE FORMER OWNER TO REQUEST VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT?	
YES	<input type="checkbox"/> <i>Attach documentation. Go to Section G.</i>
NO	<input checked="" type="checkbox"/> <i>You must complete Sections D, E, and F.</i>

D. WHAT EFFORTS WERE UNDERTAKEN BY THE APPLICANT TO SECURE THE WRITTEN CONSENT OF THE FORMER OWNER TO APPLY FOR THE VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT?

The property went into foreclosure due to an unpaid mortgage on
September 9, 2014, Case No. 14CV7784. The previous owner waived the
redemption period and the property sold at sheriff sale on
April 13, 2015; sale confirmed on May 8, 2015.

E. WHY WAS THE APPLICANT UNABLE TO SECURE THE REQUIRED WRITTEN CONSENT OF THE FORMER OWNER PRIOR TO APPLYING FOR THE VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT?

See Above

F. WHY IS IT IN THE BEST INTEREST OF THE CITY TO WAIVE THE REQUIREMENT THAT THE WRITTEN CONSENT OF THE FORMER OWNER BE ACQUIRED BY THE APPLICANT IN ORDER TO APPLY FOR THE VACATION OF THE CITY'S IN REM TAX FORECLOSURE JUDGMENT? IN RESPONDING TO THIS QUESTION, PLEASE EXPLAIN YOUR PLANS FOR THE PROPERTY, INCLUDING YOUR PLANS FOR ITS MAINTENANCE, REUSE, OR DISPOSITION.

The prior owner lost the property in an uncontested foreclosure just
weeks prior to the tax foreclosure and seems to have no further
interest in the property. The petitioner is interested in selling the
property.

G. IS THE PROPERTY LISTED IN SECTION "A" CURRENTLY VACANT? YES NO

H. HAVE MONIES FOR ADMINISTRATIVE COSTS BEEN DEPOSITED WITH THE CITY TREASURER'S OFFICE? (*Documentation must be attached.*)

YES NO Payment enclosed

I. IS THE APPLICATION COMPLETE AND HAS THE REQUIRED SUPPORTING DOCUMENTATION BEEN PROVIDED?

YES NO

Applicant warrants and represents that all of the information provided herein is true and correct and agrees that if title to the property is restored to the former owner, applicant will indemnify and hold the City harmless from and against any cost or expense, which may be asserted against the City as a result of its being in the chain of title to the property. Applicant understands that if this request is withdrawn or denied the City shall retain all of the administrative costs applicant paid. There are no refunds.

APPLICANT'S SIGNATURE: _____



DATE: 7-30-2015

APPLICANT'S NAME: _____

Jennifer J. Collins

APPLICANT'S TITLE: _____

Attorney

Office of the City Treasurer - Milwaukee, Wisconsin
Administration Division
Cash Deposit of Delinquent Tax Collection

<u>Cashier Category</u>	<u>Cashier Payclass</u>	<u>Dollar Amount</u>
1910	Delinquent Tax Collection	
	1911 City Treasurer Costs	220.00
	1912 DCD Costs	450.00
	1913 City Clerk Costs	200.00
	1914 City Attorney Costs	500.00
	Grand Total	1,370.00

Date 8/4/2015

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2015 - 1
Taxkey Number: 285-0464-000-2
Property Address: 3327 3329 N 22ND ST
Owner Name RE HOLDINGS ONE LLC

Applicant: BASS & MOGLOWSKY, S.C.

Parcel No. 117
CaseNumber: 15CV-1661

COPY

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

Insider's Cash, LLC,

Plaintiff,

vs.

RE Holdings One, LLC,

Defendant.

Case No. 14 CV-007784

FEB - 3 2015
\$5.00 JUDGMENT FEE PAID

FILED
41 FEB - 2 2015 41
JOHN BARRETT
Clerk of Circuit Court

ORDER FOR JUDGMENT AND JUDGMENT

The plaintiff having filed the Complaint and proof of service of the Summons on the defendant and an affidavit that the defendant is in default for failure to join issue, and

The plaintiff having moved the Court for judgment according to the demand of the Complaint, and

Each defendant appearing in the action having been served with a notice of motion for judgment, and

Due notice of the pendency of the action was filed in the Office of the Register of Deeds for this County more than twenty (20) days prior to the date of this hearing, and

There being no opposition thereto, and the Court having received the proof of facts necessary for the Court to render judgment and the Court having determined that all material allegations of the Complaint are true, and

IT APPEARING THAT:

1. The name and place of residence of each party to the action is:

Insider's Cash, LLC
881 West State Street
Suite 140-323
Pleasant Grove, UT 84062

RE Holdings One, LLC
c/o Brandon Cintron,
Registered Agent
2704 Northview Road
Waukesha, WI 53188

2. That the mortgaged premises involves real property other than a one- to 4-family residence that was owner occupied at the commencement of the action, located at 3327-3329 North 22nd Street, Milwaukee, WI 53206, and that said premises cannot be divided for sale in parcels without injury to the interests of the parties.

3. There is now due plaintiff:

a. Account Balance	\$ 33,000.00
b. Accrued Interest	\$ 4,268.00
c. Late Charges	\$ 2,318.00
d. Demand Fee	\$ 120.00

TOTAL DUE \$ 39,706.00

4. The defendant is not in the military service, or under guardianship.

NOW, on motion of the plaintiff's attorneys,

IT IS FOUND, DETERMINED AND ADJUDGED:

5. That all of the material averments of the Complaint are proven and true.

6. That there is due plaintiff from the mortgagor defendant the sum of \$39,706.00, plus disbursements in the amount of \$1,119.60, and \$1,795.00 for attorney's fees which the Court determines to be reasonable, or in all, the sum of \$42,620.60.

7. That all sums hereafter advanced by plaintiff for insurance, necessary repairs and taxes, not included in the judgment, may be added to the judgment by Order at any time after entry of judgment.

8. That the mortgaged premises are described as follows:

Lot Eighteen (18), in Block Seven (7), in Continuation of Becker's Subdivision in the Southwest One-quarter (1/4) of Section Seven (7), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin. Also, Lot Thirteen (13) in Assessor's Plat No. 117 being a part of the Southwest One-quarter (1/4) of Section Seven (7), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Tax Key No. 285-0464-2

9. The mortgaged premises involves real property that is not owner occupied (the property is other than a one- to 4-family residence that is owner-occupied at the commencement of the foreclosure action) and that said premises cannot be divided for sale into parcels without injury to the rights of the parties, and must be sold as a whole.

10. That said premises, unless sooner redeemed, be sold at public auction by and under the direction of the Sheriff at any time upon the expiration of three (3) months, as set forth by

Wis. Stat. 846.103(2), from the date when judgment is entered for the amounts due the plaintiff, and said Sheriff shall give public notice of the time and place of such sale in the manner provided by law and by publication in a newspaper published in this County.

11. Said premises shall be sold subject to taxes and assessments, general or special, and any prior liens and encumbrances of record, if any, and free and clear of all claim, right or equity of redemption thereof, of all parties to this action, their heirs, successors and assigns, and all persons claiming under them subsequent to the filing of the pendency of this action, EXCEPT, if the United States of America is a defendant, it has the right to redeem after sale within the period provided by 28 U.S.C. §2410, and that all of the defendant be forever barred and foreclosed of any right, title, or interest in and to said premises after the confirmation of a sheriff's sale.

12. After deducting Sheriff's fees and expenses of sale, the proceeds shall first be applied to the amounts due the plaintiff, with interest at the rate of 12.0% per annum, the minimum rate prevailing immediately prior to the default on which the foreclosure is based, and that the surplus, if any, shall be subject to the further Order of this Court.

13. The Sheriff, after sale, shall make a report to the Court.

14. That the mortgagor defendant may remain entitled to possession of the premises and are entitled to all rents, issues and profits therefrom to the date of confirmation of sale, unless they should abandon the same.

15. That no deficiency judgment shall be entered against the mortgagor defendant.

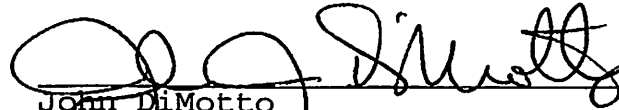
16. That the defendant and persons claiming under them are enjoined from committing waste or doing any act that may impair the value of the mortgaged premises.

17. That pursuant to s.846.09 of the Wisconsin Statutes, the plaintiff is hereby granted leave to amend the Summons, Complaint and all the proceedings in this action by making as defendant any person who is a proper or necessary party hereto.

18. The Clerk of this Court will enter judgment and that this order for judgment and judgment is a final order for purposes of appeal.

Dated this 2 day of February, 2015.

BY THE COURT:

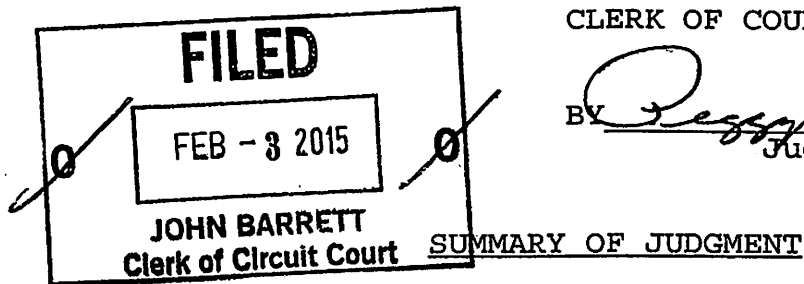

John DiMotto
Circuit Judge

JUDGMENT ENTERED this ___ day of FEB - 3 2015, 2015.

BY THE COURT:

CLERK OF COURT

BY 
Judgment Clerk



AMOUNT DUE PLAINTIFF \$ 39,706.00

COSTS AND DISBURSEMENTS TAXED:

a.	Clerk's Filing Fee	\$	269.00
b.	Lis Pendens and Certified Copy	\$	33.00
c.	Service, Summons and Complaint	\$	65.00
d.	Publication	\$	93.40
e.	Premium, Title Insurance Commitment	\$	350.00
f.	City of Milwaukee Registration Cost	\$	304.20
g.	Judgment Entry Fee	\$	5.00

TOTAL COSTS AND DISBURSEMENTS TAXED: \$ 1,119.60

ATTORNEY'S FEES TAXED: \$ 1,795.00

TOTAL JUDGMENT \$ 42,620.60

This is an attempt to collect a debt and any information obtained will be used for that purpose.

14CV7784



* 1 0 4 6 5 5 7 3 *

SHERIFF'S DEED ON FORECLOSURE

DOC.# 10465573

RECORDED 06/02/2015 07:32AM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #: 77.25(14)

WHEREAS, pursuant to a Judgment of Foreclosure and Sale rendered in the Circuit Court of Milwaukee County, Wisconsin, on February 3, 2015, in an action between: Insider's Cash, LLC, Plaintiff, and RE Holdings One, LLC, et al., Defendant, as Case No. 14-CV-007784, and, after due advertisement, the subject premises hereinafter described were sold on April 13, 2015, to Insider's Cash, LLC, for the sum of \$29,700.00; and

WHEREAS, the said Insider's Cash, LLC is now entitled to a conveyance according to law,

RETURN TO:

Steven W. Moglowsky
Bass & Moglowsky, S.C.
501 West Northshore Drive
Suite 300
Milwaukee, WI 53217

Tax Key No. 285-0464-2

NOW, THEREFORE, the undersigned, in consideration of the payment of \$29,700.00, conveys to Insider's Cash, LLC, the following tract of land in Milwaukee County, Wisconsin:

Lot Eighteen (18), in Block Seven (7), in Continuation of Becker's Subdivision in the Southwest One-quarter (1/4) of Section Seven (7), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin. Also, Lot Thirteen (13) in Assessor's Plat No. 117 being a part of the Southwest One-quarter (1/4) of Section Seven (7), in Township Seven (7) North, Range Twenty-two (22) East, in the City of Milwaukee, Milwaukee County, Wisconsin.

DATED this 13th day of May, 2015.

David A. Clarke, Jr.
Sheriff of Milwaukee County
or Richard R. Schmidt, Inspector
~~or Edward H. Bailey, Inspector.~~

STATE OF WISCONSIN)
) ss.
MILWAUKEE COUNTY)

On this 13th day of May, 2015, before me came ~~David A. Clarke, Jr.~~, or Richard R. Schmidt, Inspector, or Edward H. Bailey, Inspector, known to be the individual and officer described in, and who executed, the above conveyance, and acknowledged that he executed the same as such Sheriff, for the uses and purposes therein set forth.

Printed Name: James K Karppe
Notary Public, Milwaukee County
State of Wisconsin
My Commission: 2/19/2017.

THIS INSTRUMENT DRAFTED BY:
JENNIFER J. COLLINS