

CITY OF MILWAUKEE

Form CA-43

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Assistant City Attorneys

May 14, 2002

Ms. Kathleen M. Marquardt
Staff Assistant
City Clerk's Office
City Hall, Room 205

Re: File Numbers 020173, 020174, 020175, 020176, 020177, 020178, 020179,
020180

Dear Ms. Marquardt:

The persons described in Exhibit A have submitted requests to the Common Council for the vacation of the City's *In Rem* Judgments regarding the properties described therein. You have requested a report concerning these requests.

Our position is that the City took all steps required of it under law to foreclose against the properties at issue. Those steps included allowing the property owner a statutory right of redemption which right was not exercised. Due to the failure to redeem, the City foreclosed against the parcel, and thereby acquired fee simple title foreclosing any interest which the former owner had in the parcel.

Under City Ordinance sec. 304-49-6-c-6, when a timely request for vacation is submitted to the City the final determination with respect to whether property should be returned to the former owner is to be made by the Common Council. If the Common Council so grants approval, the City Attorney's Office may enter into a stipulation providing for all City and County taxes, assessments and charges (including: interest and penalties through the date of the order to vacate the *In Rem*

Kathleen Marquardt
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judgment; administrative and overhead costs of the City Treasurer's Office, the City Attorney's Office, and the Department of City Development; and the cost of repairs made to the property by the City subsequent to the date of the entry of the *In Rem* judgment) to be paid by cash or cashier's check to the City Treasurer's Office. Payment must be made within 45 days of the date of the resolution of the Common Council approving the return. See, City Ordinance secs. 304-49-6-c-6 through c-9.

In light of the above, and concerning the particular properties at issue, SO LONG AS THE WRITTEN REQUESTS FOR VACATION WERE SUBMITTED TO THE CITY WITHIN 45 DAYS OF THE RESPECTIVE *IN REM* FORECLOSURE JUDGMENTS, this office has no objection to the Common Council and/or the Judiciary and Legislation Committee, in its or their discretion, determining that the parcels should be returned to the former owners in accordance with the above-referenced ordinance.

Please call if you have questions or comments.

Respectfully,



GRANT F. LANGLEY
City Attorney



BEVERLY A. TEMPLE
Assistant City Attorney

BAT:enm
Enc.

53612

c: Ronald D. Leonhardt, City Clerk

EXHIBIT A

1. File No. 020173
Requestor: Geroge Davis
Parcel Address: 2462 W Brown Street
Tax Key No. 350-2371-100-X
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request: 5/6/02
2. File No. 020174
Requestor: Richard Berger/526 Concordia LLC
Parcel Address: 526 W Concordia Ave.
Tax Key No. 283-0938-4
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request: 5/6/02
3. File No. 020175
Requestor: Victoriano Botello
Parcel Address: 1562 S 23rd Street
Tax Key No. 459-0159-5
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request: 5/6/02
4. File No. 020176
Requestor: Kenney T. Lewis
Parcel Address: 2435 N 18th Street
Tax Key No. 324-1587-X
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request: 5/5/02

5. File No. 020177
Requestor: Ruth Franklin
Parcel Address: 4362 N 15th Street
Tax Key No. 244-9978-8
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request:
6. File No. 020178
Requestor: Ronald Henry
Parcel Address: 1457 N 38th Street
Tax Key No. 366-1727-X
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request: 5/7/02
7. File No. 020179
Requestor: Elaine M. Abshire
Parcel Address: 4129-33 W North Avenue
Tax Key No. 346-1606-9
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request: 5/9/02
8. File No. 020180
Requestor: Franklin D. Thompson
Parcel Address: 1959-61 N 22nd Street
Tax Key No. 350-2601-2
Foreclosure Action: 2001, No. 4 In Rem
Case No. 01-CV-010880
Date of City Acquisition: 03/25/02
Acq. plus 45 days = 5/09/02
Date of Requestor's Request: 5/9/02