

IMPORTANT NOTICE: The filing of this appeal does not affect the deadline date(s) on your tax bill.

Date: 11-25-02

TO: Administrative Review - Appeals Board
Room 205, City Hall
200 East Wells Street
Milwaukee, Wisconsin 53202

CITY OF MILWAUKEE
2002 DEC 10 PM 1:54
RONALD D. LEONHARDT
CITY CLERK

RE: 4214 W. Garfield Ave.
(Address of property in question - if applicable)

#348-0499-
(Tax Key Number - if applicable)

Chairperson:

Pursuant to Chapter 68 of the Wisconsin Statutes, and Section 320-11 of the Code of Ordinances of the City of Milwaukee, this is a written petition for appeal and hearing.

I am appealing the decision of City Attorney
(Name of department or bureau)

Relative to The razing of 4214 W. Garfield Ave.

I feel the City's action was improper for the following reasons:

I had done all the things that was requested of me before the property was razed. I there in time enough for the raze order to be stopped. Due to the Dept. of Neighborhood Services being unsuccessful in contacting the contractor by phone is what made my cause to stop the raze order impossible to cease.

Sincerely,

Regena R. Evans

(Petitioner's signature)

Regena R. Evans

(Petitioner's name - please print)

3728 N. 10th Street

(Petitioner's mailing address)

414-517-9532 cell # / 414-449-4777 x120 work #

(Phone number during the day)

Enclosed
is documents
that I am
sending with
appeal form
for review

Thank you
Regina Evans.

KOHN LAW FIRM S.C.

ROBERT W. KOHN*
ROBERT E. POTRZEBOWSKI, JR.

MATTHEW J. RICHBURG
MEGHAN P. MacKELLY

*Also admitted to practice in Illinois

312 EAST WISCONSIN AVENUE
SUITE 301
MILWAUKEE WISCONSIN 53202-4305

(414) 276-0435 (800) 451-1791
FAX (414) 271-6046
e-mail: KLF@kohnlaw.com
<http://www.kohnlaw.com>

September 30, 2002

REGINA EVANS
7025 W BECKETT AVE
MILWAUKEE WI 53216

IN RE: Creditor: CITY OF MILWAUKEE, DEPT OF
Debtor: REGINA EVANS
Our File #: 262715
Balance due as of September 30, 2002: \$6,135.12

Dear Ms. EVANS:

This firm has been retained to collect the balance due in the above-referenced matter. Your current balance due may be greater than the amount stated above, if interest, costs or other charges have accrued since the date of this letter. Please contact our office for a correct pay-off figure and then forward that amount, using the pre-addressed envelope enclosed.

Very truly yours,

KOHN LAW FIRM S.C.


BY: ROBERT W. KOHN

NOTICE: This communication is from a debt collector. Any information obtained will be used to collect this debt. Under the Federal Fair Debt Collection Practices Act, unless you dispute the validity of this debt, or any portion thereof, within 30 days of receiving this notice we will assume that this debt is valid. If you dispute this debt, or any portion thereof, and notify this office in writing within 30 days, we will send a verification of the debt or a copy of the judgment (if any) to you. Upon written request within the 30 day period we will provide you with the name and address of the original creditor, if different from the current creditor.

CITY OF MILWAUKEE

Form CA-43

GRANT F. LANGLEY
City Attorney

RUDOLPH M. KONRAD
Deputy City Attorney

THOMAS E. HAYES
PATRICK B. McDONNELL
LINDA ULISS BURKE
Special Deputy City Attorneys



OFFICE OF CITY ATTORNEY
800 CITY HALL
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202-3551
TELEPHONE (414) 286-2601
TDD 286-2025
FAX (414) 286-8550

BEVERLY A. TEMPLE
THOMAS O. GARTNER
BRUCE D. SCHRIMPF
ROXANE L. CRAWFORD
SUSAN D. BICKERT
HAZEL MOSLEY
HARRY A. STEIN
STUART S. MUKAMAL
THOMAS J. BEAMISH
MAURITA P. HOUREN
JOHN J. HEINEN
MICHAEL G. TOBIN
DAVID J. STANOSZ
SUSAN E. LAPPEN
DAVID R. HALBROOKS
JAN A. SMOKOWICZ
PATRICIA A. FRICKER
HEIDI WICK SPOERL
KURT A. BEHLING
GREGG C. HAGOPIAN
ELLEN H. TANGEN
MELANIE R. SWANK
JAY A. UNORA
DONALD L. SCHRIEFER
EDWARD M. EHRlich
LEONARD A. TOKUS
MIRIAM R. HORWITZ
MARYNELL REGAN
G. O'SULLIVAN-CROWLEY

Assistant City Attorneys

November 25, 2002

Regena Evans
3728 North 10th Street
Milwaukee, WI 53206

RE: C.I. File No: 02-S-353

Dear Ms. Evans:

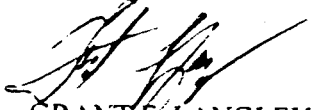
This office is in receipt of your claim in the amount of \$5,000.00, relating to the razing of your property on April 4, 2002 and located at 4214 West Garfield Avenue.

Our investigation reveals that the Department of Neighborhood Services records indicate that on July 31, 2001 they started a raze file on this property due to a fire. The City satisfied all statutory requirements of notice for the raze order. The raze order was also recorded with the Milwaukee County Register of Deeds on September 28, 2001. The City requested an inspection for asbestos and other hazardous items, received bids for demolition and awarded a contract. On April 1, 2002 the Department received a call from you. They informed you that all of the requirements were followed and that the contractor could be demolishing the building at that moment. You were also informed of the procedures to stop the raze process and the fee required per Sec. 200-33-46-C, of the Code of Ordinance Vol. II. On April 4, 2002 you arrived at the office between 7:00 AM and 8:00 AM to submit the fee. They attempted to reach the contractor and sent an inspector to the site and found the demolition 50% completed, then you arrived and agreed it should continue. You were informed that you would be responsible for the costs. The City followed its established razing procedures and as such, the City would not be liable for your loss. Accordingly, we are denying your claim.

Regena Evans
November 25, 2002
Page 2

If you wish to appeal this decision, you may do so by sending a letter within 21 days of the receipt of this letter to the Milwaukee City Clerk, 200 East Wells Street, Room 205, Milwaukee, Wisconsin 53202, requesting a hearing

Very truly yours,



GRANT F. LANGLEY
City Attorney

Steven M. Carini
STEVEN M. CARINI
Investigator Adjuster

SMC:beg
1053-2002-3294:60718



SAFETY AND BUILDINGS DIVISION
Rental Weatherization Program
201 West Washington Avenue
P.O. Box 7302
Madison, Wisconsin 53707
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>

Scott McCallum, Governor
Philip Edw. Albert, Secretary

October 1, 2002

REGENA R EVANS
7025 W BECKETT AVE
MILWAUKEE WI 53216-

Control No. 21080033
Stipulation No. S096125
Due Date: 03/28/2003

Re: Stipulation Agreement on:
4214 W GARFIELD AVE
MILWAUKEE County: 40

Our records indicate that the compliance date of your Stipulation Agreement for the referenced property will be coming due on the above date. This letter is a reminder for you to bring your building into compliance in accordance with that agreement.

Owner's Responsibility is defined in Section Comm 67.08 (4)(b) as follows:

1. The new owner shall bring the rental unit into compliance and receive a Certificate of Compliance from a certified inspector no later than one year after the date of transfer. The date of transfer is the date the stipulation is validated by the department, department agent or authorized municipality unless acceptable documentation of another date is provided to the department.

Failure to satisfy the provisions of a Stipulation Agreement is a violation of Section 101.122 (7)(d), Wisconsin Statutes. Such failure may require enforcement action by the department.

Information is detailed on an enclosure regarding obtaining inspections for your stipulated building that will ultimately lead to its certification.

Please complete and return the enclosure, entitled "Rental Building Status Report," if one of the six situations is applicable to your property. Send it and any requested documentation to the address in the upper right corner.

Contact our office at the telephone number shown below if you have additional questions on your responsibilities as a signer of a Stipulation Agreement.

The Rental Weatherization Program thanks you for your prompt attention to this matter before the due date of your Stipulation Agreement.

Department of Commerce
Rental Weatherization Program
(608) 267-2240

A handwritten signature or initials, possibly 'al', located at the bottom right of the page.

RENTAL BUILDING STATUS REPORT

Please complete this page and return to Commerce only if one of the six situations listed below applies to your building.

Return directly to: Commerce
Safety & Buildings Division
Rental Weatherization Program
P.O. Box 7302
Madison, WI 53707

REGENA R EVANS
7025 W BECKETT AVE
MILWAUKEE WI 53216-

Control No. 21080033
Stipulation No. S096125
Due Date: 03/28/2003

Re: Stipulation Agreement on:
4214 W GARFIELD AVE
MILWAUKEE County: 40

CHECK ONE BELOW AND PROVIDE ADDITIONAL DOCUMENTATION AS REQUESTED:

1. Rental unit(s) has already been certified. (Attach photocopy of Certificate of Compliance.)

Inspector Name: _____ Authorization No. C-_____

2. Building has been demolished. (Attach evidence to verify demolition.)

Demolition date: _____

3. Building (four-family or smaller) is now owner-occupied by me, and I plan to make this building my primary residence for 12 months or longer. (Attach a copy of the closing statement and transfer return form or a copy of new driver's license or new ID card. (2 Items are required)

Date occupied: _____

4. Deferral of legal action has been granted to the Order.

New Compliance date: _____

5. Rental unit(s) no longer owned by me. Please provide transfer information requested below and send copy of transfer document (Transfer Return or Closing Statement).

Was stipulation transferred? Yes (send copy) No

Date transferred: _____ New owner: _____

New owner address: _____

Telephone no: _____

6. The sale (transfer) of this building was never completed.

Signature: _____ Date signed: _____

Department Of Commerce
Safety and Buildings Division
Weatherization Unit
201 West Washington
PO Box 7302
Madison, WI 53707-7302
(608) 267-2240

HOW TO SATISFY THE PROVISIONS OF A STIPULATION

1. Hire a State-Certified Rental Weatherization Inspector to inspect the property and determine what requirements are needed to meet the State code. Inspectors are listed under "Building Inspection" in the yellow pages of telephone books. Lists of inspectors are also available to be downloaded or viewed at: www.commerce.state.wi.us/SB/SB-CredentialsList. If you cannot locate an inspector, write or call the Weatherization Unit for a list.

Comparative shopping is recommended when contracting for inspection services since fees are based on the private inspector's costs and market competition. However, the maximum fee for inspection and certification of a residential rental property is set by code. This fee includes an initial inspection, the Field Inspection Report, a final inspection for compliance, and the issuing of the certificate. The maximums are:

- a. 1 or 2 rental units \$200.00
- b. 3 to 8 rental units..... \$200.00 plus \$50.00 for each additional rental unit over 2
- c. Over 8 rental units..... \$500.00 plus \$25.00 for each additional rental unit over 8

As a last resort, if a private inspector cannot be located, an owner may obtain an inspector from the Division for their residential rental property. However, the fee charged will be the maximum fee as detailed above.

2. The inspector will leave a copy of a Field Inspection Report with you and will discuss the requirements with you.
3. If weatherization requirements have been identified by inspection, then you should either hire a contractor or perform the work yourself to bring the building into code compliance
4. After completion of the work, you contact the inspector and request a final inspection.
5. The inspector will reinspect the property, then issue a Certificate of Compliance if all requirements are satisfied.
6. The owner will receive an original Certificate of Compliance which should be recorded at the County Register of Deeds. The inspector will send a copy of the certificate to Safety and Buildings Division. When Safety and Buildings receive the certificate, the stipulation will be satisfied.
7. All work must be completed and the certificate issued within 12 months of the original date of the stipulation or the owner is subject to a fine according the State Statute 101.122 (7)(d).

Commerce control number

STIPULATION Rental Unit Energy Efficiency Standards

8252572

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED AT 2:18 PM

03-28-2002

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 11.00

Type or print using black ink

Personal information you provide may be used for secondary purposes. Privacy Law s. 19.34(1)(m)

The Department of Commerce does not discriminate on the basis of disability in the provision of services or in employment. If you need this printed material interpreted or in a different form or if you need assistance in using this service, please contact us, TTY 308-284-3777

Sellers names: (Mobyln Gains) Sheriff of Milw. County		Rental building location - Street Address: 4214 W. Garfield Ave	
Street address: 821 W State		City: Milwaukee	County: Milw.
City: Milwaukee	State: WI	Zip Code: 53233	Number of rental buildings on this property: 1
Sellers telephone number including area code: 414-378-5360			Number of rental units in building: 1

Legal description of rental unit property. You may attach a separate sheet.
Lot 16, Block 4, Grant Park, in the Northwest 1/4 of section 24, Township 7 North, Range 21 East, City of Milwaukee, County of Milwaukee, and state of Wisconsin

Return to:
7025 W. Backett Ave.
Milwaukee, WI 53216
Regena R. Evans.
PIN: 348-0499-5

PARCEL IDENTIFICATION NUMBER:(PIN)

Instructions: Information concerning the seller and the property should be filled in above. Information concerning the buyer and the buyer's signature should be filled in below. The Stipulation must then be submitted to the Department of Commerce or to a Commerce agent for validation. A list of these agents is available by calling (608) 267-4405. General questions should be directed to (608) 267-2240. If there is not a Commerce agent in your area, send the Stipulation and a non-refundable \$50 filing fee (do not send cash) to the address listed below. Make the check payable to the Wis. Dept. of Commerce. The validated Stipulation will be returned to the buyer as noted below, or to another party as designated in the "Return to" block above. SEE BACK OF THIS FORM FOR ADDITIONAL INFORMATION.

This document is valid only if no previous Stipulation or Waiver is currently on file for this property.

STIPULATION AGREEMENT

Fiscal Code: 7646

I (we) agree to bring the above described property into compliance with Comm 87 energy standards no later than one year from date of validation.

Print Buyers names: Regena R. Evans	Buyers signatures: Regena R. Evans	Date signed: 3-28-02
Buyers street address: 7025 W. Backett Ave.	Buyers city, state, and zip code: Milwaukee, WI 53216	Buyer telephone number including area code: 414-517-9532

Validated by: <input type="checkbox"/> Department of Commerce <input checked="" type="checkbox"/> Commerce agent	Auth or Tax Rev #: A40-000	Date Validated: 3-28-2002	Commerce Transfer Authorization Number: 96125
Official's Signature: <i>P. Podreba</i>	Expiration date one year from date validated: 3-28-2003		

STATE OF WI
TRANSFER
AUTHORIZATION
NUMBER
S- 96125

Print official's name: P. Podreba	Official title: AGENT	Municipality and County: MILW
--------------------------------------	--------------------------	----------------------------------

TRANSFER OF STIPULATION If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 87, the new buyer must sign below and forward a copy of this document to Commerce at the address listed below. By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.

Print new buyers name:	New buyers signature:	Date signed:
New buyers street address:	New buyers city, state and zip code:	New buyers telephone number including area code:

TRANSFER OF STIPULATION If the residential property described above is transferred within one year of the validation date of this Stipulation and before the building(s) has been certified in compliance with Comm 87, the new buyer must sign below and forward a copy of this document to Commerce at the address below. By signing below the new buyer accepts responsibility to comply with this Stipulation by the expiration date listed above. Transfer of the property after the expiration date is not valid without conformance to the energy standards.

Print new buyers name:	New buyers signature:	Date signed:
New buyers street address:	New buyers city, state and zip code:	New buyers telephone number including area code:

This instrument was drafted by: Wisconsin Department of Commerce, Rental Weatherization, PO Box 7302, Madison, WI 53707-7302 Telephone: (608) 267-2240

SBD-7115 (R.3/01)

Copy Distribution: 1-Recording (original with stamp); -1-Agent; -1-Commerce

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS PURSUANT TO SEC. 75.521,
WISCONSIN STATUTES, BY THE CITY OF
MILWAUKEE, A MUNICIPAL CORPORATION

NOTICE OF COMMENCEMENT
OF PROCEEDING IN REM TO
FORECLOSE TAX LIENS
BY CITY OF MILWAUKEE
CODE NO. 30405

List of Tax Liens for 2002 No. 4

PLEASE TAKE NOTICE that all persons having or claiming to have any right, title or interest in or lien upon the real property described in the List of Tax Liens 2002 No. 4, on file in the office of the Clerk of Circuit Court of Milwaukee County, the 17th day of July, 2002, and hereinabove set forth, are hereby notified that the filing of such list of tax liens in the Office of the Clerk of the Circuit Court of Milwaukee County, constitutes the commencement by said City of Milwaukee, a municipal corporation, of a special proceeding in the Circuit Court for said city to foreclose the tax liens therein described by foreclosure proceeding in rem and of tax liens assigned to the city and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of the Circuit Court on the 17th day of July, 2002. Such proceeding is brought against the real property therein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title or interest in or lien upon real property described in the said list of tax liens are hereby notified that such list of tax liens has been posted in the office of the City Treasurer of the City of Milwaukee and will remain posted for public inspection up to and including the 18th day of September, 2002, which date is hereby fixed as the last day for redemption.

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS PURSUANT TO SEC. 75.521,
WISCONSIN STATUTES, BY THE CITY OF
MILWAUKEE, A MUNICIPAL CORPORATION

PETITION

Case No. 02CV006957

CODE NO. 30405

List of Tax Liens for 2002 No. 4

NOW COMES the City of Milwaukee, a municipal corporation, a city of the first class, by its attorneys, Grant F. Langley, City Attorney, by David Halbrooks, Assistant City Attorney, and files a list of tax liens of the City of Milwaukee attached hereto, incorporated herein, and designated Exhibit "A" and alleges and shows to the court as follows:

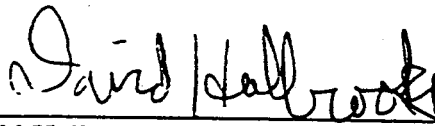
1. That the City of Milwaukee (hereinafter referred to as the City) is a city of the first class operating under special charter and is authorized by law to collect and sell its own taxes.
2. That said taxes, if not paid by January 31 following the tax year become delinquent January 31 following the tax year and the City by law has obtained a tax sales certificate for each and every parcel listed in Exhibit A.
3. That one (1) year has elapsed since the acquisition by the City of the tax sale certificates.
4. That the City has by Charter Ordinance attached hereto, incorporated herein and designated Exhibit "B", adopted by the Common Council of said City on the 13th day of September, 1948, elected, whenever it deems it proper to proceed under Sec. 75.521 of the Wisconsin Statutes, in relation to the enforcement of the collection of tax liens by In Rem procedure.
5. That the City is authorized by law, Sec. 66.30, Stats., to enter into an intergovernmental cooperation agreement for the joint exercise of the duty and power required and authorized regarding real estate taxes with Milwaukee County (hereinafter referred to as the County).

PETITION

WHEREFORE, the City of Milwaukee, petitioner herein, prays for final judgment ordering and adjudging that petitioner is vested with an estate in fee simple, absolute, subject to costs and to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on Exhibit "A" and subject to all recorded restrictions as provided by Sec. 75.14(4), Wis. Stats., and further, that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees and nonresidents who may have had any right, title, interest, claim, lien or equity of redemption in such lands, are forever barred and foreclosed of such right, title, interest, claim, lien or equity of redemption in each of the said-described parcels of land in the City of Milwaukee, County of Milwaukee, which remain unredeemed or for which no answer pursuant to Sec. 75.521(10), Wis. Stats., is filed.

Dated at Milwaukee, Wisconsin, this 17th day of July, 2002.

GRANT F. LANGLEY
City Attorney

By 
David Halbrooks
Assistant City Attorney
STATE BAR #01007375
Attorneys for Petitioner

P.O. ADDRESS:
800 City Hall
200 East Wells Street
Milwaukee, Wisconsin 53202-3551
Telephone: (414) 286-2601

PARCEL 43 | TAXKEY 348-0499-000-5 (0)
DESCRIPTION: 04214 W GARFIELD AV
GRANT PARK IN NW 1/4 SEC 24-7-21
BLOCK 4 LOT 16

YEAR * CITY * COUNTY *
2000 1261.75 115.53

OWNERS:
REGENA EVANS

MORTGAGES AND OTHER PARTIES IN
INTEREST: USA, Milw Co, State Wi

PARCEL 44 | TAXKEY 348-0779-000-7 (0)
DESCRIPTION: 03920 W LISBON AV
LISBON AVENUE PARK IN NW 1/4 SEC 24-7-21
BLOCK 5 LOT 12

YEAR * CITY * COUNTY *
2000 1814.23 237.30

OWNERS:
CHRISTIAN C UMHOEFER

MORTGAGES AND OTHER PARTIES IN
INTEREST: USA, Milw Co, State Wi
CITIFINANCIAL
FKA THE ASSOCIATES
MUTUAL ACCEPTANCE CORP

PARCEL 45 | TAXKEY 349-0382-000-6 (0)
DESCRIPTION: 02048 N 35TH ST
COLUMBIA PARK IN NE 1/4 SEC 24-7-21
BLOCK 9 LOT 17

YEAR * CITY * COUNTY *
2000 1247.16 222.76

OWNERS:
ASSOCIATES FINANCIAL SERVICES CO

MORTGAGES AND OTHER PARTIES IN
INTEREST: USA, Milw Co, State Wi



24th day of July, 2002
Certified Mail No. 183563061

REGENA EVANS
7025 W BECKETT AVE
MILWAUKEE WI 53216

IN REM FILE: 2002 No 4
TAXKEY NUMBER(S): 348-0499-5
PARCEL(S): 43

THE CITY OF MILWAUKEE HAS FILED A FORECLOSURE ACTION IN CIRCUIT COURT UNDER WISCONSIN STATUTES 75.521, due to delinquent city and county real estate taxes for the properties listed on the attached petition.

You have or may have an interest in the parcels listed above. If you wish to retain your interest, if any, in this property the delinquent city taxes plus accumulated interest and penalty charges and costs must be paid to the City Treasurer. **THE LAST DATE WE WILL ACCEPT PAYMENT IS SEPTEMBER 18, 2002. PAYMENT MUST BE MADE BY CERTIFIED FUNDS. NO PERSONAL CHECKS OR MONEY ORDERS WILL BE ACCEPTED.**

The attached list shows the tax year and principal amounts only. **INTEREST AND PENALTY CHARGES AND COSTS MUST BE ADDED** for full payment. Since these charges accrue monthly, please contact the Delinquent Tax Collection Unit at (414) 286-3687 for total due.

If the full amount required is not paid by **September 18, 2002**, the City of Milwaukee will take title to the property.

Jo Waechter
Jo Waechter
Delinquent Tax Collection Supervisor

Enclosure

*These delinquent tax liens previously listed are subject to interest on the principal sum of each tax lien computed at the rate of 1% per month from February 1 immediately following the tax year of the delinquent tax lien to date of redemption and an additional ½ % per month as penalty on all listed county tax liens computed from February 1, immediately following the tax year of the delinquent tax lien to the date of redemption.

AFFIDAVIT OF VERIFICATION

STATE OF WISCONSIN)
MILWAUKEE COUNTY)

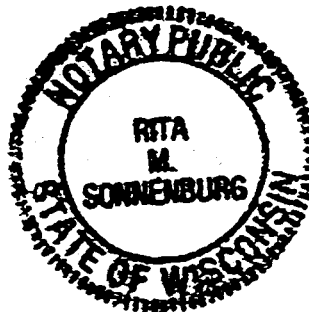
WAYNE F. WHITTOW, being first duly sworn, says that he is the City Treasurer of the City of Milwaukee, a municipal corporation of the State of Wisconsin; that he has read the foregoing list of liens and the same is true based on information received from subordinates in his office and the official tax roll of the City of Milwaukee and reports furnished to this office from Chicago Title Insurance Company and from information and records received from the Office of the Treasurer of Milwaukee County, all made in the regular course of their duty.

Wayne F. Whittow

WAYNE F. WHITTOW
City Treasurer

Subscribed and sworn to before me on
this 17th day of July, 2002

Rita M. Sonnenburg
Rita M. Sonnenburg
Notary Public, State of Wisconsin
My commission expires: April 20, 2003



Tax Enf

FORM CC 6 5M 48

Certified Copy of Ordinance

FILE NUMBER 48-868

A CHARTER ORDINANCE

Electing to proceed under Section 75.521, Wisconsin Statutes, in relation to the enforcement of collection of tax liens.

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Section 1. The City of Milwaukee, a municipal corporation, elects to adopt the provisions of Section 75.521, Wisconsin Statutes of 1947, for the purpose of enforcing tax liens in such city in the cases where the procedure provided by such section is applicable.

Sec. 2. This is a charter ordinance and shall take effect sixty days after its passage and publication, unless within such sixty days a referendum petition shall be filed as provided by subsection (5) of Section 66.01 of the Wisconsin Statutes, in which event this ordinance shall not take effect until submitted to a referendum and approved by a majority of the electors voting thereon.

SEP 17 1948

Office of the City Clerk
Milwaukee

I hereby certify that the foregoing is a
Copy of an Ordinance passed by the Com-
mon Council of the City of Milwaukee on

SEP 13 1948

Stanley J. Witkowski
City Clerk

COMMON COUNCIL
CHARTER ORDINANCE

No. 48-868 -

Introduced 7/6/48 -

Page 615

EXHIBIT *B*



HEIGHT: 5' 7" WEIGHT: []

Click Here to Lose 10 lbs - START NOW!



Click Here to Lose 10 lbs - START NOW!

as attachment

Prev | Next | Inbc

Choose Folder

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Flag This Message

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Printable View - Full Heade

From: "Community Advocates" <cadvocate3@milwpc.com> | Block Address | Add to Address Book

To: whines@ci.mil.wi.us

CC: roczannia@yahoo.com

Subject: Property of 4214 W. Garfield Ave./stopping demolition

Date: Tue, 2 Apr 2002 18:51:44 -0600

Dear Alderman Hines,

I am in need of your assistance regarding this property at 4214 W. Garfield Ave. I inquired this property through the Sheriffe Sale. I was just informed that this property is on the demolition list on April 1st. (after the purchase of it). This is my first time buying a home and first time attending one of the sales. The Atty. Stupar, Schuster, Cooper, S.C. did not inform me even after the sale (and after speaking with Tammy several times) maybe I could have gotten some of the property up to part (As far as not being a sore eye to look at). I been to the Court House and paid money, and they did not inform me that this property was up for being demolished either. I was told that I had to do my research on this property before purchasing it. But, if my City and County do not have information on this property in regards to obtaining this information, How am I suppose too. Also, I spoke with the Neighborhood Services back in January and they mentioned nothing then, But when I called again April 1st. about if there were still available grants or loans for home improvement, I was then informed of my house being on the demolition list.


This is the problem I am having with getting the house off of the demolition list. The house will cost no more than \$10,000.00 to fix, and the Neighbor Services is asking me for (1) \$1,218.00 to take the property off of the demolition list, and (2) for \$5,500.00 for a deposit, just in case I decide that I will not fix the property up, they will have the money to demolish it at my cost. Alderman Hines, once again this is my first time and I need your guidenace on this. I don't think it's fair for me to go through this and not be allowed a chance to rehab this home without spending money that could be going on repairing some of this property. It seems that the City is just trying to make me pay for someone else. Alderman Hines, my thought was that it would be feasible to repair or rehab a home that a family could utilize, other than just tearing down property that is not damaged over more than 1/3 (rather than damaged over 50%).

I have been getting the run around every since January and still I have yet to get some answers, direction and solution to this nightmare I am having. I feel that I was not properly informed, nor was the information readily available for me to get or access and I have spent alot of money on this property too just let them tire it down. How could I make money and how can the charge me taxes. I believed that that area was the target of rehabing homes and bring the area back up where the community would be nice again, but all I have experience from this, is that they are only interested in tiring down house whether they could or could not be repair for family to live in.

If you could please help me out with getting this house off of the demolition list, so I could start on restoring this house back to where a family could enjoy it. I left you a message this afternoon and I look forward to hearing from you soon. I could be reached at (work #) 414-449-4777, ext 120 or (cell #) 414-517-9532

Sincerely
Regena Evans



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M819462A F15-PRINT

CITY OF MILWAUKEE - TAX SEARCH

09/18/02

TREASURER: Wayne Whittow Ph:236-2240 City Hall Room 103

TAX KEY 343-0499-5

CLASS RES

PLAT PAGE 343-33

LOC 4214 W GARFIELD AV

DATE LAST PAID 07/11/2001

OWN ROBYN GANS

2000 ASSESSED VALUE AND NET TAXES

210 N 114TH ST
WAUWATOSA WI 53226

CITY 729.68

REF KEY _ 111--

SPECIAL 532.07

LAND

3000

COUNTY 239.38

IMPROVE

31600

LOTTERY

TOTAL

34600

TOTAL

1501.13

NO BONDS

XREF

ENFORC

ACCT STATUS

RE DELINQUENT

STATUS ACTION TKN

200204000

PAGE 1 OF 1 : 2

> ADDITIONAL INFORMATION: PRESS F17 TOTAL IF PAID

YEAR	COUNTY	CITY	INTEREST	PENALTY	COST&FEES	09 30 2002
2001	417.58	3206.61	239.94	16.70		3930.83
2000 >	115.53	1261.75	275.46	11.55	135.00	1799.29

SUMMARY	533.11	4468.36	565.40	28.25	135.00	5730.12
---------	--------	---------	--------	-------	--------	---------

**Interest and Penalties
Continue to Accrue Monthly
Please Call for
Current Balance Due**

WAYNE F. WHITTOW
CITY TREASURER



OFFICE OF THE CITY TREASURER
MILWAUKEE, WISCONSIN

September 19, 2002

REGENA EVANS
7025 W BECKETT AVE
MILWAUKEE WI 53216

Re: Tax Key No.: 348-0499-5
Property Address: 4214 W GARFIELD AVE

Dear Taxpayer:

Your property is in foreclosure proceedings. A partial payment was made on the delinquent taxes on this account.

The final redemption date was September 18, 2002. The amount due to remove this property from foreclosure is \$1799.29. **Payment must be made by cash, cashier's check or certified check. NO PERSONAL CHECKS OR MONEY ORDERS WILL BE ACCEPTED.**

This must be in our office no later than October 16, 2002. No payments will be accepted after this date. If this amount is not paid, you will lose your property to the City of Milwaukee.


An envelope is enclosed for your remittance.




Rick Reinos

Rick Reinos
Customer Service Supervisor

RR/cly

Enc.

 Incoming Message
You have a time sensitive message waiting

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roczannia@yahoo.com [Sign Out]

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- Folders [Add]**
-  **Inbox (591)**
 -  Draft
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[Empty]
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From: "Community Advocates" <cadvocate3@milwpc.com> | [This is Spam](#) | [Add to Address Book](#)
To: mayor@ci.mil.wi.us
CC: roczannia@yahoo.com
Subject: Property of 4214 W. Garfield Ave./stopping demolition
Date: Tue, 2 Apr 2002 19:40:05 -0600

Dear Mayor Norquist,

I am in need of your assistance regarding a property I purchased through a HUD sale. I was just informed that this property is on the demolition list on April 1st. (after the purchase of it). This is my first time buying a home and the first time attending one of the sales. The Atty. Stupar, Schuster, Cooper, S.C. did not inform me even after the sale (or/and after speaking with Tammy several times) was I informed of this property being on the demolition list, maybe I could have gotten some of the property up to part, showing that I was restoring it back (as far as not being a sore eye to look at). I have been to the Court House and paid money, and they did not inform me that this property was up for being demolished either. I was told that I had to do my research on this property before purchasing it. Once, again this was my first time and was not aware of this. Also, if my City and County do not have information on this property in regards to obtaining this information, How am I to obtain it. I spoke with Neighborhood Services back in January and they never mentioned anything then, But when I called again, April 1st. about, if there were still available grants or loans for home improvement, I was then informed of my house being on the demolition after having it for only 2 mos.

This is the problem I am having with getting the house off of the demolition list. The house will cost no more than \$10,000.00 to fix, and the Neighborhood Services is asking me for (1) \$1218.00 to take the property off of the demolition list, and (2) for \$5,500.00 for a deposit, just in case I decide that I will not fix the property up, they will have the money to demolish it at my cost. This is money that could be used in repairing the house. Mayor Norquist, once again this is my first time and I need your guidance and help on this. I don't think it's fair for me to go through this and not be allowed a chance to rehab this home without spending money that could be used to repair this property. It seems that the City is just trying to make me pay for someone else's mistake and destroy the opportunity of rehabbing this home for a family. Mayor Norquist, my thought was that it would be feasible to repair or rehab a home that a family of size could utilize, other than just tearing down property that is not damaged over more than 1/3 (rather than over 50%).

I have been getting the run around every since January and still I have yet to get some answers,

-  Free Credit Report
-  Zap Faxes To Your Yahoo! Mail
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direction, and solutions to this nightmare I am having. I feel that I was not properly informed, nor was the information readily available for me to get or access and I have spent a lot of money on this property to just let them tire it down. How could I make money and how can I charged taxes on a house that is not there. I believed that this area was the target of rehabing homes and bring the area back up where the community would be nice again, but all I have experience from this, is that they are only interested in bring down houses whether they could or could not be repaired for a family to live in.

If you could please help me out with getting this house off of the demolition list, so I could start on restoring this house back to where a family could enjoy it. I will call your office Wednesday and I look forward to resolving this matter soo.

I maybe contacted at (work #) 414-449-4777 ext120, or (home #) 414-527-1022, (cell #) 414-517-9532. I do appreciate any assistance you could give me.

Thank You
Regena Evans

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Department of Neighborhood Services
Inspectional services for health, safety and neighborhood improvement
07/16/2002

Martin G. Collins
Commissioner
Schuyler F. Seager
Deputy Commissioner

Regina Evans
7025 W. Beckett Ave
Milwaukee, WI 53216

Re: **4214 W Garfield Av**
Milwaukee, Wisconsin Tax Key 3480499000

On 4-8-02, the City of Milwaukee demolished your building under the authority of State or local ordinance. The costs incurred are as follows:

TITLE LETTER REPORT	90.00
POSTING OF RAZE ORDER	50.00
PUBLICATION OF RAZE ORDER	55.12
SERVICE OF RAZE ORDER	
RECORDING OF RAZE ORDER WITH REGISTER OF DEEDS	19.00
INSPECTION TO IDENTIFY ASBESTOS CONTAINING MATERIALS	227.00
DEMOLITION	5594.00
ADMINISTRATIVE CHARGE	100.00
TOTAL DUE	\$ 6135.12

Under Wisconsin Statute 74.53 these costs are the personal liability of the property owner. You are requested to reimburse the City of Milwaukee for these costs within 30 days. There may be additional costs other than those listed above for which you may be liable. Please send your check payable to the City of Milwaukee to my attention at 841 North Broadway,

If we have not received payment within 30 days, the case will be referred to a private third party for further legal action.

Another bill will be sent to you at a later date for the cost of restoring the site to a dust-free and erosion-free condition, unless the building that was demolished was a garage or a shed.

If you have any questions, please contact me at (414) 286-2503.

Sincerely,


M. Piwara
Program Assistant

From: "Willie Hines" <WHINES@ci.mil.wi.us>
To: <cadvocate3@milwpc.com>
Sent: Friday, April 05, 2002 10:20 AM
Subject: Re: Property of 4214 W. Garfield Ave./stopping demolition
Dear Ms. Evans,

I am aware that you contacted my office. My aide Tim informed me of your situation. We are working to assist you, however I am not overly optimistic, especially if you are unable to produce the resources needed to prevent the demolition of the house. The demolition process is in the eleventh hour. I could have helped you if I was contacted sooner. Nevertheless, we will do what we can.

>>> "Community Advocates" <cadvocate3@milwpc.com> 04/02/02 06:51PM >>>
Dear Alderman Hines,

I am in need of your assistance regarding this property at 4214 W. Garfield Ave.

I inquired this property through the Sheriffe Sale. I was just informed that this property is on the demolition list on April 1st. (after the purchase of it). This is my first time buying a home and first time attending one of the sales. The Atty. Stupar, Schuster, Cooper, S.C. did not informed me even after the sale (and after speaking with Tammy serveral times) maybe I could have gotten some of the property up to part (As far as not being a sore eye to look at). I been to the Court House and paid money, and they did not inform me that this property was up for being demolished either. I was told that I had to do my research on this property before purchasing it. But, if my City and County do not have information on this property in regards to obtaining this information. How am I suppose too. Also, I spoke with the Neighborhood Services back in January and they mentioned nothing then. But when I called again April 1st. about if there were still available grants or loans for home improvement. I was then informed of my house being on the demolition list.

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I have been getting the run around every since January and still I have

4/11/2002

Ken Germanson

From: "Willie Hines" <WHINES@ci.mil.wi.us>
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Sent: Friday, April 05, 2002 10:20 AM
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Sincerely
Regena Evans

4/11/2002



Services Problems City Info Licenses/Permits Payments Enjoy Milwaukee Business Neighborhoods

Content-Type: text/html

TAX ACCOUNT SUMMARY

WAYNE F. WHITTOW MILWAUKEE CITY TREASURER

City Hall, Room 103
200 East Wells Street
Milwaukee, Wisconsin 53202

Telephone: (414) 286-2240 Fax: (414) 286-3186


TAXKEY 348-0499-5 CLASS RE DELINQUENT
LOCATION 4214 W GARFIELD AV No Bonds

OWNER NAME ROBYN GANS
OWNER ADDRESS 210 N 114TH ST
OWNER CITY STATE WAUWATOSA WI 53226


LEVY YEAR	CITY	COUNTY	INTEREST	PENALTY	COST-FEE	TOTAL If Paid by: February 28, 2002
2001	3,206.61	417.58	36.25	2.09	0.00	3,662.53
2000	1,261.75	115.53	179.05	7.51	0.00	1,563.84

TOTAL	CITY	COUNTY	INTEREST	PENALTY	COST-FEE	TAXES DUE
4,468.36	533.11	215.30	9.60	0.00	5,226.37	

Listed below are all levy years that have tax account balances.
Please select the year you would like to reference and submit.

2001 2000 

For more information about property taxes, please contact the City of Milwaukee, Office of the City Treasurer, at (414) 286-2240 from 8:00 A.M. -4:45P.M. Central Time, Monday thru Friday.

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City of Milwaukee Property Tax Search

ACCOUNT TYPE: REAL ESTATE
 TAXPAYER ACCOUNT NO: 119-0499-5
 LOCATION OF PROPERTY: 4214 W GARFIELD AV

Wayne F. Whittow
 City Treasurer

OFFICE OF THE CITY TREASURER
 200 E. WELLS ST. - ROOM 103
 MILWAUKEE, WISCONSIN 53202-3546

ROBYN GANS
 210 N 114TH ST
 MILWAUKEE WI 53226

PLAT PAGE: 348-38

ACTION FIG

XREF TAXKEY 111--

286-
 2240
 Jerry

YEAR PAID	DATE LAST PAID	ASSESSMENT LAND	ASSESSMENT IMPROVEMENTS	TOTAL ASSESSED VALUE	ASSESSMENT CLASS CODE	INTEREST CALCULATION DATE
2001		3,000	52,100	55,100	RESIDENTIAL	02/28/2002

NET CITY TAX	OPERATIONS	NET COUNTY TAX	LOTTERY CREDIT	TOTAL NET TAX	ACCOUNT STATUS	INSTALLMENT STATUS
1,211.00	1,295.52	417.58		3,624.10	PR DELINQUENT	

FYAD	CITY	COUNTY	INTEREST	PENALTY	COST-FEE	LIME TOTAL
001	4,469.16	533.11	215.10	9.60		5,226.37
000	1,206.51	417.58	179.05	2.09		3,662.51
000	1,261.00	115.53		7.51		1,563.84

For more information about property taxes, you may contact the City of Milwaukee, Office of the City Treasurer, at (414) 286-2240 between 8:00 am - 4:45 pm Central Time, Monday thru Friday.
 Please note that the City of Milwaukee does not warrant the accuracy of the information which is hereby made available. Use of the information is at the risk of the user.
 This document was generated on February 21, 2002, at 18:12:52.7 FROM URL: http://www.ci.mil.wi.us/citygov/treasurer/taxsearch.htm

September 21, 2002

Office of the City Clerk
City Hall, Room 205
200 East Wells Street
Milwaukee, WI 53202-3570

RE: Property located at 4214 W. Garfield

Dear Office of City of Milwaukee Clerk:

I purchased the above listed property at 4214 W. Garfield through a Milwaukee County Sheriff Sale. I finalized all the documentation, which resulted in a change of title for ownership. On May 22, 2002 I was sent a letter from the City of Milwaukee advising that I had 120 days to file a claim. I did not respond immediately to the City of Milwaukee City Clerk because I had been communicating with the Alderman and the Milwaukee County Board Supervisor in the area.

As stated in the instructions the following documentation is attached to support the claim.

- (1) Stated circumstances of the claim
- (2) The address and tax key number
- (3) Copy of the document from the City of Milwaukee indicating property in foreclosure

I can be reached during the daytime hours from 10a.m. To 5p.m. at 414-449-4767, extension 120. If you have any question or require clarification, feel free to contact me on my cell phone at 414-517-9532.

Regena Evans
3728 N. 10th,
Milwaukee, WI 53206

Attachments:

Property located at 4214 W. Garfield, Tax key 3-480-499000

Circumstances of claim.

The City of Milwaukee razed the property that I purchased from the Milwaukee County Sheriff's Sale on April 4, 2002 at 7:48a.m. The City of Milwaukee was in receipt of the funds that are requested to stop the raze order of \$1,218.00 on April 4, 2002.

As a result of the information not being sent to the property departments, the property that I purchased with the intent of residing in, after renovation was razed.

The events were as follows:

- 3/29/02 applied for permits and recording of property
- 4/01/02 contacted Neighborhood Services for grant assistance
- 4/01/02 informed by City that property was on the raze list or tear down list
- 4/01/02 contacted attorneys who sold the property, referred me to Jeffery Schulster
- 4/01/02 was advised it buy at your own risk
- 4/01/02 Jeanne Hagner advised should contact an attorney because property was on September tear down list
- 4/02/02 contacted Alderman's office for assistance
- 4/02/02 e-mailed letter to Alderman Hines
- 4/02/02 contacted County Board Supervisor of district
- 4/02/02 retained an attorney
- 4/02/02 attorney called Tracy Williams and the attorney selling the property
- 4/02/02 given the same information

- 4/03/02 contacted Alderman Hines aide. He indicated he would research matter
- 4/03/02 aid called back and indicated that I needed to get their early Thursday and pay \$1,218.00 to stop the raze order

- 4/04/02 went to property at 4214 W. Garfield at 7a.m. spoke to Tracy Williams to stop the order
- 4/04/02 7:15 left property site went to City Hall to pay cease order.

- 4/04/02 Trace Williams advised I needed to arrange for a City inspector to go to the site that day. Brian Croft was sent to the site to stop the raze order.
- 4/04/02 arrived at the property site at 8a.m. in time to see the property razed.
- 4/04/02 city inspector made an attempt to stop the raze order but was to late

- 4/05/02 Response back from Alderman Hines indicating I should have contacted him sooner

- April City returned to money to stop raze order.

- 5/25/02 notice of right to file a claim

- 7/16/02 notified that I was responsible to pay \$6,135.12 which I received notice of on 7/16/02(attached) I also received on

- 9/19/02 a notice of foreclosure with an amount due and owing of \$1,799.29.

- 9/22/02 filed claim

Property 4214 W. Garfield

Relief sought:

I, Regena Evans am making a request to have the monies paid for the property located at the above address know as 4214 W. Garfield Ave., tax key # 348 0499-5 returned In an amount not to exceed \$5,000.00 and that the amount of money being sought by the City of Milwaukee to raze the property be withdrawn.

The property located at 4214 W. Garfield was purchased in good faith and every effort was being made to follow all procedures to place the property with proper title. In the process being notified that the property was on the tear down order I acted immediately to no avail.

The notification was given to the original owner of record; I never received any documentation advising that the property was on the tear down list until April 1, 2002.

This caused a hardship for my family and contracts for work to the property fell through and monies could not be refunded. I tried to work with the City to see if I could get ownership to one of the vacant properties that the City owns but I could not get any cooperation with coordinating the effort.

Your consideration of this claim would be appreciated.

September 23, 2002

Mr. RickReinoos
Customer Service Supervisor
City Hall Room 103
200 East Wells Street
Milwaukee, WI 53202

RE: Tax key: 348 0499 5.
Property Address : 4214 W. Garfield Ave.

Dear Mr. Reinoos:

Please be advised that the City of Milwaukee razed the property located at 4214 W. Garfield. I am currently in the process of trying to be made whole regarding the razing of the stated property.

I purchased the property January 2002, which would mean that the owner of record Robyn Gans, 210 N. 114th Street would be the owner of record for the period indicated in your letter of 2000 and 2001.

Please remove my name from your files regarding any taxes due and owing for 2000 and 2001. For the 2002 cycle since I purchased the property in January of 2002 and it was razed in April of 2002 I would not owe property taxes.

Please advise:

Regena Evans
3728 N. 10th Street
Milwaukee, 53206

CC: City Clerk, file

September 27, 2002

City Hall
Common Council
ATTN: Judiciary & Safety Committee
200 W. Wells Street
Milwaukee, 53202

RE: Item for agenda
Property 4214 W. Garfield, tax key 3-48-0499-5

Dear Chairman:

I have been trying to deal with a situation regarding the purchase of a Sheriff Sale property from the City of Milwaukee. I purchased the property in January of 2002.

While in the process of recording and titling the property, I was notified April 1, 2002 that the property was on the tear down list and was advised as to the proper steps to stop the order.

All steps were followed regarding the information and the property was razed April 4, 2002 at approximately 7:58am.

I am asking to be made whole regarding this situation. I have filed a claim but have also been charged with the demolition fees regarding this property. My intent on purchasing the property was to live there with my family and invest in the neighborhood. Since the property needed repairs I was working with contractors to get the work contracted and started so I would be able to occupy the property no later than August 1, 2002.

When the property was razed it caused myself and my family a major financial setback since I used my savings to purchase the house and signed contracts for work on the property. When the house was razed I was crushed when I received notice that the City was now charging me for razing the property I was outraged. I am looking for resolution regarding the matter, the order to stop the razing was paid, I talked to the City inspectors and took all the steps required to cease the order once I was notified, but to no avail.

Your assistance regarding this matter would be appreciated; I am at a loss of not only a home, but a demolition fee, tax bill for 2000 and 2001 before I purchased the property totaling approximately \$15,000. (**\$4,000 purchase, \$6,135 demolition fee, \$5,730 taxes**)

Regen Evans
3728 N. 10th Street
Milwaukee, WI 53206

Cc: Alderman Hines

STATE OF WISCONSIN

CIRCUIT COURT
CIVIL DIVISION

MILWAUKEE COUNTY

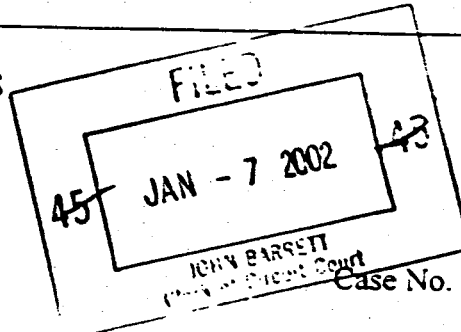
ASSOCIATES FINANCIAL SERVICES
COMPANY, INC.,

Plaintiff,

vs.

ROBYN R. GANS and HARVEY GANS,
her husband; and ARCHITEUTHIS, LLC,

Defendants.



Case No. 01-CV-6905

ORDER CONFIRMING SHERIFF'S SALE AND REPORT OF SALE

Upon reading and filing the Report of Sale made by Leverett F. Baldwin, Sheriff in and for Milwaukee County, Wisconsin, the said Sheriff having been duly appointed, authorized and directed by the Judgment in said action to sell the premises described in the Complaint and in the Judgment in said action and hereinafter described; and,

IT APPEARING to the satisfaction of the Court that due Notice of Motion to Confirm the Sheriff's Sale and Report of Sale held December 10, 2001, has been duly given to the proper parties, due proof of which is now on file; and,

SAID MOTION having come on for a hearing on January 07, 2002, at 9:00 a.m., before the Court, the Honorable Thomas P. Donegan, Circuit Judge presiding, Stupar, Schuster & Cooper, S.C., by Jeffrey S. Schuster, appearing by Affidavit as attorneys for plaintiff, and the Court having considered the proofs submitted; and,

IT FURTHER APPEARING that the premises above referred to and directed to be sold and which were sold pursuant to said Judgment are described on the attached Rider; and,

IT FURTHER APPEARING from the Report of Sale that there was due plaintiff, as per the original Judgment, the sum of \$33,401.33, which sums represents principal, interest, attorney fees and costs, and said sum remains due plaintiff together with interest accruing and additional costs incurred; and,

IT FURTHER APPEARING that Regena Evans did bid at the time of sale the sum of \$3,000.00, which is hereby found to be a fair value bid of the encumbered premises.

NOW, THEREFORE, on motion of STUPAR, SCHUSTER & COOPER, S.C., attorneys for plaintiff,

IT IS HEREBY ORDERED:

1. That the said Sheriff's Sale and Report of Sale and all matters therein and in relation thereto be and the same are fully ratified and confirmed.
2. That the Sheriff's Deed heretofore deposited with the Clerk of the Circuit Court as above ordered be delivered to the grantee named in said Deed upon the confirmation of the sale of said premises.
3. That the purchaser shall have possession of the premises and that, upon delivery of the Deed to the said purchaser, the Clerk of this Court, upon application by the said purchaser therefor, shall issue a Writ of Assistance to remove the parties in possession from the premises referred to, known and described by street and number as 4214 W. Garfield Ave., Milwaukee, WI 53208, and to put the purchaser in possession thereof.
4. That there will be no deficiency judgment entered in favor of the plaintiff.

Dated this 7th day of January, 2001.

BY THE COURT:

Thomas P. Donegan

Honorable Thomas P. Donegan
Circuit Judge

Attorneys for Plaintiff:
Stupar, Schuster & Cooper, S.C.
By: Jeffrey S. Schuster
633 West Wisconsin Avenue
Milwaukee, WI 53203
(414) 271-8833

Lot 16, Block 4, Grant Park, in the Northwest $\frac{1}{4}$ of Section 24, Township 7 North, Range 21 East, City of Milwaukee, County of Milwaukee and State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 4214 West Garfield Avenue
Milwaukee, Wisconsin 53208

TAX KEY NUMBER: 348-0499-5



City of Milwaukee
Department of
Neighborhood Services
Environmental Section

1673 S 9TH St, 3RD floor
Milwaukee, WI 53204
(414) 286-2268 Phone
(414) 286-3386 Fax

FAX TRANSMISSION FROM THE
CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES

Number of pages (including this cover sheet) 3

Date: 4/5/02

To: AL

From: DAS

Message:

4214 W. GARFIELD

Doc/Logo/Fax/12/01

ORDER TO RAZE AND REMOVE BUILDING

PURSUANT TO SECTION 218-4, Milw. Code

CITY OF MILWAUKEE
DEPARTMENT OF NEIGHBORHOOD SERVICES
Condemnation Section
841 N. Broadway
Milwaukee, WI 53202

TO: Owners and Holders of Encumbrances of Record:

DEPARTMENT COPY

September 20, 2001
Serial #: 003415521

Recipients:
ROBYN GANS, 210 N 114TH STREET, WAUWATOSA WI 53226
ARCHITEUTHIS, LLC, 10816 WHITEROCK TRAIL, ANNA TX 75409
ASSOCIATES FINANCIAL SERVICES CO, 1187 THORN RUN ROAD EXTENSION, COROAPOLIS PA 15108

Re: Premises located at 4214 W GARFIELD AV
Taxkey #: 348-0499-000

LEGAL DESCRIPTION: GRANT PARK IN NW 1/4 SEC 24-7-21 BLOCK 4 LOT 16

An inspection of the 1.5-story, wood frame, 2-family dwelling located at the above address revealed a fire damaged building. This building is now unfit for human habitation, further occupancy or use and is unreasonable to repair.

The conditions requiring the building(s) to be razed and removed include, but are not limited to:

1. Areas or sections of the wall structure are fire damaged.
2. Areas or sections of the roof structure are fire damaged.
3. Areas or sections of the roof sheathing are fire damaged.
4. Areas or sections of the roof covering are fire damaged.
5. Areas or sections of the gutters are fire damaged.
6. Areas or sections of the downspouts are fire damaged.
7. Areas or sections of the exterior finishes are fire damaged.
8. Areas or sections of the exterior trim are fire damaged.
9. The door units, or components of these elements of the building, are fire damaged.
10. The window units, or components of these elements of the building, are fire damaged.

.....
PLEASE NOTE: See the last page of this order for appeal rights.
.....

11. Areas or sections of the interior wall coverings are fire damaged.
12. Areas or sections of the interior ceiling coverings are fire damaged.

It has been determined that the cost to repair the above-referenced building(s) exceeds 50 percent of the assessed value of the improvements divided by the ratio of the assessed value to the recommended value as last published by the Wisconsin Department of Revenue for the City of Milwaukee, that such repairs are presumed unreasonable, and that this building is a public nuisance.

Therefore, I, Martin G. Collins, Commissioner of Neighborhood Services of the City of Milwaukee, pursuant to the authority of Sec. 218-4, Milw. Code, do hereby order you to secure from entry, raze, and remove the aforementioned 1.5-story, wood frame, 2-family dwelling together with all accessory structures and fixtures, and to restore the aforementioned premises to a dust-free and erosion-free condition within twenty (20) days after the service of this order upon you, pursuant to law, and should you fail or refuse to do so, the same will be razed, removed and restored to a dust-free and erosion-free condition by contract or arrangement with private persons or firms, and the costs thereof, plus additional contract administration charges, all of which constitute a lien on the real estate, may be assessed and collected as a special tax under Sec. 218-4, Milw. Code, or be collected personally.

The building(s) must be maintained vacant and secure from entry until you have complied with this order. In the event you do not maintain the building(s) secure from unauthorized entry, this department will maintain the building(s) secure and assess any cost against the real estate. Any use will be a violation of Sec. 200-11-5-b, Milw. Code, and any use will be subject to persecution. Section ATCP 134.09 prohibits the advertising for rental of condemned properties. No landlord may rent or advertise for rent any premises which have been placarded and condemned for human habitation. Before the building(s) may be razed and removed, appropriate permits must be obtained from the Condemnation Office, which is located in Room 1012, Municipal Building, 841 North Broadway, Milwaukee, Wisconsin.

For any additional information, phone Inspector Brian J. Kraus at (414)-286-8003 between the hours of 7:00-9:00a.m. or 2:45-3:45p.m. Monday through Friday.

Per Martin G. Collins, Commissioner of Neighborhood Services, By-

Brian J. Kraus
Inspector

NOTICE OF APPEAL RIGHTS: This order is appealable to the Standard and Appeals Commission, located on the 10th Floor, Milwaukee Municipal Building, 841 N. Broadway, Milwaukee. Appeals must be filed in person and within twenty (20) days of service of this order, if personally served, and within (30) days if served by publication, pursuant to Sec. 218-4-4, Milw. Code. Timely filing of a notice of appeal shall stay this order until the hearing date. Appeals shall be filed with a fee as prescribed in Sec. 200-33, Milw. Code. If possible, bring a copy of this order with you when filing for appeal.

Date Posted: September 20, 2001

PROPERTY ASSESSMENT RESULTS

GENERAL INFORMATION

ADDRESS	4214 THRU 4214 W GARFIELD AV
TAXKEY	348-0499-000-5
OWNER	ROBYN GANS
OWNER ADDRESS	210 N 114TH ST WAUWATOSA WI 532260000

ASSESSMENT

	2002	2001
LAND	N/A	\$3,000
IMPROVEMENTS	N/A	\$52,100
TOTAL	N/A	\$55,100
CURRENT CLASS	RESIDENTIAL	

Assessments reflect the estimated value on January 1st of the indicated year.
The current assessment will be available after April 29.

OTHER PROPERTY INFORMATION

- LAST CONVEYANCE:
 - DATE: 01/99
 - TRANSFER FEE: \$146.70 (CLICK HERE FOR FEE EXPLANATION)
- STORIES: 1.5
- RESIDENTIAL BUILDING STYLE: DUPLEX
- EXTERIOR WALL TYPE: ALUMINUM/VINYL
- YEAR BUILT: 1907
- DWELLING UNITS: 2 (CLICK HERE FOR DWELLING UNITS EXPLANATION)
- TOTAL SQUARE FEET FLOOR AREA: 1,501
 - FIRST FLOOR AREA: 835
 - SECOND FLOOR AREA:
 - THIRD FLOOR AREA:
 - FINISHED ATTIC AREA:
 - FINISHED HALF STORY AREA: 666
 - BASEMENT LIVING AREA:
- ROOM-COUNTS
 - TOTAL ROOMS: 9
 - BEDROOMS: 5
 - BATHS: 2
 - HALF BATHS: 0
- CENTRAL AIR CONDITIONING: NO

- BASEMENT: FULL
 - FIRE PLACE: 0
 - GARAGE TYPE: DETACHED
 - LOT SIZE: 30.0X120
 - PLAT PAGE: 34838
 - ZONING: RD40 Multi Family District (CLICK HERE FOR ZONING EXPLANATION)
(For zoning information contact Milwaukee Development Center at 286-8211.)
 - ASSESSMENT NEIGHBORHOOD 2380
 - ALDERMANIC DISTRICT: 17
 - CENSUS TRACT: 91
 - LEGAL DESCRIPTION:
LEGALS GRANT PARK IN NW 1/4 SEC 24-7-21
DESCRIPTION BLOCK 4 LOT 16
-
-

For more information contact the Assessor's office at 414-286-3651

MSG - 4-4-02

Lot 16, Block 4, Grant Park, in the Northwest ¼ of Section 24, Township 7 North, Range 21 East, City of Milwaukee, County of Milwaukee and State of Wisconsin.

FOR INFORMATIONAL PURPOSES ONLY:

ADDRESS: 4214 West Garfield Avenue
Milwaukee, Wisconsin 53208

TAX KEY NUMBER: 348-0499-5

SAPAS

REGENA EVANS
 4624 N 39TH STREET
 MILWAUKEE, WI 53209

Gap # 96175

1157
 3-28-02 DATE 12-7138/2750 1
 3732044262

PAY TO THE ORDER OF Dept of Commerce \$50.00
Sixty dollars — 00/100 DOLLARS

TCF BANK NATIONAL 4110 North 78th Street
 Milwaukee, WI 53222-2001
 1-888-TCF-LINE

FOR Stipulation Regena K. Evans

@ 275071385 @ 3732044262 @ 1157 @ 0000005000 @

REGENA EVANS
 4624 N 39TH STREET
 MILWAUKEE, WI 53209

EISA 7506652600
 1.26.02
 5-9-02 DATE 1171
 12-7138/2750 1
 3732044262

PAY TO THE ORDER OF City of Milwaukee \$65.00
Sixty-five — 00/100 DOLLARS

TCF BANK NATIONAL 4110 North 78th Street
 Milwaukee, WI 53222-2001
 1-888-TCF-LINE

FOR tickets Regena K. Evans

@ 275071385 @ 3732044262 @ 1171 @ 0000006500 @

NOTES

RECEIPT DATE 12/10/01 NO. 3066

RECEIVED FROM Regena Evans

ADDRESS 4214 W Garfield

Three Hundred - Fourty - 50/100 \$ 304.50

FOR sale # 1389 \$ 3000.00

ACCOUNT	
AMT. OF ACCOUNT	
AMT. PAID	<u>304.50</u>
BALANCE DUE	

CASH
 CHECK
 MONEY ORDER

BY Sheriff's Dept
Jackie Harris

6188 825010 6187

REGISTER
OF DEEDS
WALTER R. BARCZAK
03-28-2002 2:13 PM

36125

10.00

STIPULATIONS: 10.00

TOTAL: 10.00

CHECK: 10.00

PHONE # 278-4005
110573

01-23-2002

John Barrett
Milwaukee County Clerk of Court
Courtroom Room 104
901 N 5th Street
Milwaukee WI 53233

Cashier: Receipts: 028V003194

Payor:

Debtor/Party: Associated Financial Ser
vices

Case no: 01CV006905 2704.50

Sched	Due(\$)	Paid(\$)	Balance(\$)
01	2704.50	2704.50	0.00
			2704.50
			2704.50
			2704.50

\$ Total(\$): 2704.50
Applied(\$): 2704.50

REGISTER
OF DEEDS
WALTER R. BARCZAK
03-28-2002 2:21 PM

4.00

[248469-248469]

CERT. MISC FEE: 1.00
CERTIFIED COPY FEE: 3.00

TOTAL: 4.00

CASH: 4.00

PHONE # 278-4005
110579

REGISTER
OF DEEDS
WALTER R. BARCZAK
03-28-2002

8252571
8252572

SHERIFFS DEED
AGREEMENT

22.00
11.00

RECORDING FEE: 24.00
TRANSFER TAX: 9.00

TOTAL: 33.00

CHECK: 9.00
CHECK: 24.00

PHONE # 278-4005
110574

\$304.50

Bal. 2695.50

\$3,000.00 Jimmy

1-7-01
9AM

SHERIFF'S SALE

No. 1389 Case No. 01-CV-6903
Notice of Real Estate
Foreclosure Sale

STATE OF WISCONSIN — CIRCUIT
COURT — CIVIL DIVISION —
MILWAUKEE COUNTY

Associates Financial Services Compa-
ny Inc., Plaintiff vs. Robyn R. Gans
and Harvey Gans, her husband; and
Architeuthis, LLC, Defendants.

By virtue of a Judgment of Foreclo-
sure and Sale entered in the above enti-
tled action on the 1st day of October,
2001, I will sell at public auction in
Room B-12 (Level G) of the Safety
Building, 821 W. State Street, in the
City of Milwaukee, Milwaukee County,
Wisconsin, on the

10TH DAY OF DECEMBER, 2001,
at 10:00 o'clock a.m., the following real
estate and mortgaged premises directed
by said Judgment to be sold, to-wit:

Lot 15, Block 4, Grant Park, in
the Northwest 1/4 of Section 24,
Township 7 North, Range 21
East, City of Milwaukee, County
of Milwaukee, State of Wisconsin.
Tax Key No. 348-0499-5.

Terms of Sale: 10% down in
cash or certified funds at sale; the
balance due within 10 days of con-
firmation. SUCCESSFUL BID-
DER SHALL BE RESPONSIBLE
FOR APPLICABLE TRANSFER
FEE.

Dated at Milwaukee, October 26, 2001.
LEVERETT F. BALDWIN,
Sheriff of Milwaukee County, Wis.

STU PAR SCHUSTER &
COOPER, S.C.,
By: JEFFREY S. SCHUSTER,
Plaintiff's Attorney,
633 West Wisconsin Avenue,
Suite 1800,
Milwaukee, WI 53203,
(414) 271-8823.

The above property is located at
4214 W. Garfield Ave., in the City
of Milwaukee, Wis.
10371521/10-26-11-2-9-18-21-30

Clerk
of
Courts

Court

402

Diana
G-9

Sheriff
#78
4907

012:011:21

CITY OF MILWAUKEE

Stephania P. Colman
Member Signature

IN FULL THIS NATIONAL REFUND INSTITUTION

REC'D
CITY OF MILWAUKEE
OFFICE ADDRESS
12121



721904



City of Milwaukee

Brian Kraus

Condemnation Inspector

Dept. of Neighborhood Services

841 N. Broadway 1st Fl.
Milwaukee, WI 53202-3613

Phone (414) 286-8003
FAX (414) 286-5447
bkraus@ci.mil.wi.us

721904



GUARDIAN
CREDIT UNION

1-02 1988-1987 50042 - REGINA R. EVANS 8730

MEMBER NUMBER: 1234 56789 123456

CITY OF MADISON

Regina R. Evans
Member Signature

DETACH THIS PORTION BEFORE DEPOSITING

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND MICROPRINTING



GUARDIAN CREDIT UNION
11220 W. Oklahoma Avenue, West Allis, WI 53027

721904
12-30-88-7730

DATE AMOUNT

COOPERATIVE CENTRAL CREDIT UNION
HALES CORNERS, WI 53130

NOV 1 1988 \$100.00
ONE HUNDRED TWO HUNDRED EIGHTEEN AND 00/100 DOLLARS

PAY TO THE
ORDER OF

CITY OF MADISON

Regina R. Evans
Member Signature

VOID AFTER
SIX MONTHS

⑆ 721904 ⑆ ⑆ 275082866 ⑆ 92002750799764 ⑆

