

# CITY OF MILWAUKEE

Form CA-43

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Assistant City Attorneys

May 13, 2002

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

Re: **File Numbers 020137, 020138, 020139, 020140, 020141, 020142, 020143, 020144**

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.

52840

c: Ronald D. Leonhardt, City Clerk

EXHIBIT A

1. File No. 020137  
Requestor: JoAnn Johnson  
Parcel Address: 3514 W Silver Spring Dr.  
Tax Key No. 171-09852-100-0  
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: 4/22/02
2. File No. 020138  
Requestor: Charolette Smith  
Parcel Address: 3363 North 2<sup>nd</sup> Street  
Tax Key No. 282-1402-0  
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: 4/3/02
3. File No. 020139  
Requestor: Deloise Mays  
Parcel Address: 3533 N 24<sup>th</sup> Place  
Tax Key No. 270-1135-9  
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: 4/24/02
4. File No. 020140  
Requestor: Walter V. Love  
Parcel Address: 3024 N 30<sup>th</sup> Street  
Tax Key No. 309-0624-100-1  
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: 4/20/02

5. File No. 020141  
Requestor: Michael A. Kopacz  
Parcel Address: 1039 W Mineral Street  
Tax Key No. 432-0560-1  
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: 4/27/02
6. File No. 020142  
Requestor: Mary Griffin  
Parcel Address: 2971 N 6<sup>th</sup> Street  
Tax Key No. 312-1661-0  
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: 4/30/02
7. File No. 020143  
Requestor: Mike Trish (unrecorded land contract  
vendee)  
Parcel Address: 4614 N 42<sup>nd</sup> Street  
Tax Key No. 229-0850-1  
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: 4/30/02
8. File No. 020144  
Requestor: Ervin J. Carson, Jr.  
Parcel Address: 4260 N 30<sup>th</sup> Street  
Tax Key No. 246-0189-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: 4/29/02