




Spencer Coggs
City Treasurer

James F. Klajbor
Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

January 6, 2016

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.: 073-0062-000-5
Address: 8082 N PINGREE AV
Owner Name: ROSIE PHILLIPS
Applicant/Requester: WELLS FARGO C/O GRAY &
ASSOCIATES
2015-4 Inrem File
Parcel: 6
Case: 15CV-5928

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

The City of Milwaukee acquired this property on 11/16/2015.

JFK/em





OFFICE OF THE CITY TREASURER

CITY HALL - ROOM 103 • 200 EAST WELLS STREET • MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 288-2280 • FAX: (414) 288-3188 • TDD: (414) 288-2025

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: 8082 N. Pingree Avenue, Milwaukee, WI
 TAX KEY NUMBER: 073-0062-000-5
 NAME OF FORMER OWNER: Rosie N. Phillips
 NAME OF APPLICANT: Wells Fargo Financial Wisconsin, Inc.
 MAILING ADDRESS: One Home Campus - MAC F2002-03B
Des Moines IA 50328 (515) 324-0509
 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 (If not applicable, write NONE.):

- NONE -

ADDRESS ZIP CODE

ADDRESS ZIP CODE

ADDRESS ZIP CODE

ADDRESS ZIP CODE

(Use reverse side, if additional space is needed.)

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 Attach documentation. Go to Section G.

NO You must complete Sections D, E, and F.

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?

N/A- See Below.

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?

Mortgage account is extremely delinquent. Ms. Phillips appears to have abandoned the property and moved to Georgia. She had owned a number of properties in the city at one time, but sold them all, except for this one. This is a non-escrowed account so Wells was not initially aware of the non-payment of taxes. Wells did send a check for payment, but it was returned as the tax judgment had already been entered.

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.

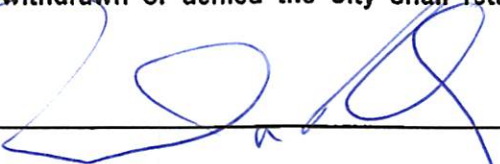
Ms. Phillips has made no contact with Wells Fargo for the last couple of years. Wells plans to pay the \$20K+ to bring the taxes current and then foreclose the property as soon as a Federal consent order has been lifted.

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

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: 1-4-16

APPLICANT'S NAME: Michael M. Biley

APPLICANT'S TITLE: Attorney on behalf of
Wells Fargo Financial Wisconsin, Inc.

Any questions,
please call or email:
D Ann Haskins
Gray & Associates, LLP
414-224-1741
dhaskins@gray-kw.com
show K2

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 1/6/2016

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2015 - 4
WholeTaxkey 073-0062-000-5
Property Address: 8082 8082 N PINGREE AV
Owner Name ROSIE PHILLIPS

Applicant: WELLS FARGO C/O GRAY & ASSOCIATES

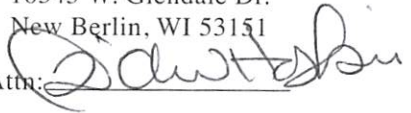
Parcel No. 6

CaseNumber: 15CV-5928

Can you please
send notice of
hearing date in
this envelope?

NO POSTAGE STAMP NECESSARY
POSTAGE HAS BEEN PREPAID BY

Gray & Associates, L.L.P.
Attorneys at Law
16345 W. Glendale Dr.
New Berlin, WI 53151

Attn: 

neopost[®]

FIRST-CLASS MAIL

US POSTAGE \$000.48⁵



ZIP 53151
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