



IMPORTANT NOTICE: A \$25 FILING FEE MUST ACCOMPANY THIS APPEAL, WITHIN THE DEADLINE REFERENCED BY THE BILL.

Checks should be made payable to: City of Milwaukee and a copy of the bill should be included with your appeal

IMPORTANT NOTICE FOR CUSTOMERS PAYING BY CHECK

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

IF THE CHARGES HAVE ALREADY APPEARED ON YOUR TAX BILL, THIS APPEAL CANNOT BE FILED.

TO: Administrative Review Board of Appeals
City Hall, Rm. 205
200 E. Wells St.
Milwaukee, WI 53202
(414) 286-2231

DATE: 09/12/2025

RE: 2813 W Oriole Drive
(Address of property in question)

Under ch. 68, Wis. Stats., s. 320-11 of the Milwaukee Code of Ordinances, this is a written petition for appeal and hearing.

I am appealing the administrative procedure followed by Department of Neighborhood Services
(Name of City Department)

Amount of the charges \$254.00

Charge relative to: Vacant Building Registration Program

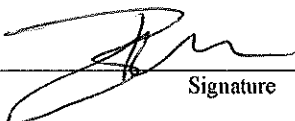
I feel the City's procedure was improper due to the following reasons and I have attached any supporting evidence, including city employee's names/dates which I spoke to regarding this issue and copies of any city orders received:

We purchased the property in March 5th, 2025. The property was placed in the Vacant Building Registration
Program by the seller. At the time of purchase we were not aware of this fact.

After making some cosmetic improvements, the property was rented starting May 1st, 2025

Attached you will find a copy of the first page of the ALTA Settlement Statement which shows the purchase date, and the first page of the Rental Agreement which shows when the tenant moved in.

Elmer Linola, spoke with her on 9/11/25.


Signature

VEIN Properties LLC - Iulia Barbos
Name (please print)

705 Independence Blvd, Lindenhurst, IL, 60046 773-988-2709
Mailing address and zip code Daytime phone number

veinproperties@yahoo.com
E-Mail Address(es)

File No./Escrow No.: 2412A0066

Wisconsin Title Service Company,
Inc.

Print Date & Time: 3/4/2025 11:09:14 AM

1716 Paramount Drive
Waukesha, WI 53186
(262) 542-1700

Officer/Escrow Officer: Sharon Stone

Property Address: 2813 WEST ORIOLE DRIVE
MILWAUKEE, WI 53208 (MILWAUKEE)
(1700377000)Buyer: VEIN PROPERTIES LLC, A WISCONSIN LIMITED LIABILITY COMPANY
705 Independence Blvd
Lindenhurst, IL 60046Seller: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF10 MASTER PARTICIPATION TRUST, BY HUDSON
HOMES MANAGEMENT, LLC ATTORNEY IN FACT
4849 Greenville Ave Suite 500
Dallas, TX 75206

Lender: CASH

Settlement Date: 3/6/2025

Disbursement Date: 3/5/2025

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		Deposits, Credits, Debits		
	\$100,001.00	Sale Price of Property	\$100,001.00	
		Deposit		\$1,000.00
\$1,000.00		Earnest money held by Realty Executives Integrity		
		Prorations		
\$265.21		City/Town Taxes 1/1/2025 to 3/5/2025 @ \$1,710.32/Year		\$265.21
		Commissions		
\$840.02		Real Estate Commission to Realty Executives Integrity		
\$2,000.02		Real Estate Commission to Homes of Fortune Realty		
\$1,000.01		Referral Fee to Hudson Homes Management LLC		
\$160.00		Technology Fee to U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, by Hudson		
		Title Charges		
		Title - Lender's Title Insurance to Wisconsin Title Service Company, Inc.		
\$1,026.00		Title - Owner's Title Insurance to Wisconsin Title Service Company, Inc.		
\$160.00		GAP Coverage to Wisconsin Title Service Company, Inc.		
		Title - Settlement or closing fee to Wisconsin Title Service Company, Inc.	\$250.00	
		Recording Fees		
		Recording fees: Deed \$45.00	\$45.00	
\$300.00		State Deed Tax/Stamp to Wisconsin Title Service Company, Inc.		
		Additional Charges		
\$70.00		Wire Fees to Wisconsin Title Service Company, Inc.		
\$500.00		Closing Coordination Fee to Continental Real Estate Services		
\$200.00		Title Coordination Fee to Continental Real Estate Services		
\$160.00		Client Management Fee to FAACS		
		Management Fee to FAACS \$250.00 POC		
		Property Recording to Department of Neighborhood Services - City of Milwaukee	\$78.40	
\$274.18		Final Water Bill to City of Milwaukee		
Seller		Description	Buyer	
Debit	Credit		Debit	Credit
\$7,975.44	\$100,001.00	Subtotals	\$100,372.40	\$1,295.21
		Due From Buyer		\$99,077.19
\$92,025.58		Due To Seller		
\$100,001.00	\$100,031.00	Totals	\$100,372.40	\$100,372.40

Note: Seller and Buyer except this Settlement Statement for the purpose of closing and consummating the transaction to which it relates. If, after review, adjustment is required to correct prorations and adjustments embodied herein or mathematical errors or other errors, each party, promptly on the demand of the other, agrees to make the appropriate adjustments and resultant payments as may be due.

VEIN PROPERTIES LLC

RENTAL AGREEMENT

THIS AGREEMENT made this 24th day of April, 2025, by and between VEIN Properties LLC., herein called "Landlord," and **Nikara Jenlisa Potts** herein called "Tenant." Landlord hereby agrees to rent to Tenant under the following terms and conditions the dwelling located at 2813 W Oriole Dr, Milwaukee, WI, 53209.

1. FIXED TERM AGREEMENT (LEASE):

Tenants agree to lease this dwelling for a fixed term of 12 months, beginning **May 1st 2025**, and ending **April 30th, 2026**. After the ending date of **April 30th, 2026**, any extra days remaining on property (physical or personal belongings) will be charged with a \$100 daily fee. The keys of the property will be personally handed to the Tenant by the Landlord on the move-in day. The Tenant has the responsibility to personally give the Landlord the keys back on the move-out day.

2. RENT:

Tenant agrees to pay Landlord as base rent the sum of **[REDACTED]** per month, due and payable monthly in advance on the 1st day of each month during the term of this agreement. The first month's rent is required to be submitted on or before move-in.

3. FORM OF PAYMENT:

Tenants agree to pay their rent in the form of a personal check, a cashier's check, or a money order made out to **Vein Properties LLC**. Electronic forms of payment accepted are Zelle, Apple Pay and Venmo.

4. RENT PAYMENT PROCEDURE:

Tenants agree to pay their rent by depositing rent in Landlord's bank account or in such other way as the Landlord will advise the Tenant in writing. Venmo, Apple Pay and Quick Pay (Zelle) are also acceptable forms of payment.

5. RENT DUE DATE:

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this Rental Agreement. In the event rent is not received prior to the 5th of the month, Tenant agrees to pay a \$50.00 late fee. In the event rent is not received prior to the 10th of the month, Tenant agrees to pay a \$100.00 late fee. If the rent it is not received by the 10th of the month the TENANT will receive a 5 DAY NOTICE by the 15th of the month. If the tenant will not pay the rent plus the late fee by the 20th of the month the LANDLORD will start the eviction process. Neither ill health, loss of job, financial emergency or other excuses will be accepted for late payment.

6. BAD CHECK SERVICING CHARGE:

In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay a returned check charge of \$25.00 AND accept whatever consequences there might be in making a late payment. If for any reason a check is returned or dishonored, all future rent payments will be cashier's check or money order.

Jan 15 - 2025 - vacant by bank

Vacant Building Program
4001 S. 6th Street
Milwaukee, WI 53221-1704

August 29, 2025

VEIN PROPERTIES LLC
705 Independence Blvd
Lindenhurst, IL 60046

Record ID: VAC-25-00016

Re: 2813 W ORIOLE DR

The buildings at the above address were found to be vacant and subject to the Vacant Building Registration Program: SINGLE PRIMARY STRUCTURE. Because the building(s) remained vacant for a period of 6 months you are required to pay a vacant building inspection renewal fee of \$254.00 per building.

You are being charged \$254.00 additional because you had code violations at the time of the semi-annual vacant building registration renewal.

The total fee is \$254.00. This fee includes a 1.6% training and technology surcharge.

Please pay online at milwaukee.gov/lmspay

Checks should be made payable to City of Milwaukee and sent to:

Department of Neighborhood Services
Attn: Cashier
841 N. Broadway, Rm 105
Milwaukee, WI 53202

Any outstanding fees not paid by August 31, 2025 will automatically be assessed to your 2025 tax bill. For questions regarding this fee, call 414-286-2268. More information on this program is available at <http://www.city.milwaukee.gov/dns/vbr> 72

If you wish to appeal these charges you must file that appeal within 30 days of the date of this letter. It must be filed with: The Administrative Review Board of Appeals, Office of the City Clerk, Room 205 City Hall, 200 E. Wells Street, Milwaukee, Wisconsin 53202. 414-286-2231. Please contact them to obtain the proper application form. There is a \$25.00 fee required when filing the appeal.

Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Detach

bottom portion and return along with check

(Please write taxkey on check)

8/29/2025

Vacant Building Inspection Payment Stub

Taxkey: 1700377000

Receipt of ARBA Fee

Date:	9/18/25
Received Of:	Iulia Barbos
Property at:	2813 W. Oriole Dr.
Received By:	LME
Check # (If Applicable):	2354
Amount:	\$25.00