

APPEAL

TAX KEY: **286-1012-000**
3350 N 29TH ST
MILW, WI

DATE: November 18, 2022

RE: CODE VIOLATION
SERIAL NUMBER
ORD-22-07166

I am writing to appeal the ordinances that have been set against me by the City of Milwaukee regarding the above property addressed in Milwaukee Co. I received this summons delivered by hand at around 5:30 pm EST on November 16, 2022. I am appealing the judgement that has been brought against me based on the grounds that I do not have available resources that will allow me to satisfy all this enormous list of codes. In addition, I feel that the inspector who wrote this order was harsh and failed to determine the state of this home when it was owned by the City of Milwaukee.

On the other hand, I feel that I am a victim of allowing a family who is severely behind on rent stay off the street. I have overextended myself and now suffering the consequences of enduring lack and unable to help myself due to severe rental income losses.

New to this market (2018) without seasoned investors to advise me, I allowed my emotions to rule over me --I did not want to see anyone set out. So, I decided to work with the tenant since I did not owe a mortgage. Although the tenant signed a second agreement to pay the current rent and a portion of the back rent, the agreement was not kept. Even though back rent was owed, she continued to talk about rent abatement and wanted issues in the home repaired that she did not press the City to complete.

2017-2018

I purchased this property at the end of December 2017, and I started receiving rent in January 2018. I found this property, formerly owned by the City of Milwaukee, to be in the very same condition that it basically is in at the time that I purchased it until now. I inherited this tenant and the family members listed on the next page (lease.)

RESIDENTIAL RENTAL AGREEMENT

1 This Agreement for the premises identified below is entered into by and between the Landlord and Tenant (referred to in the singular whether
2 one or more) on the following terms and conditions:

3 **TENANT:** (8 adults and 0 children)

4 ELLA VAUGHN
5 See Attachment

LANDLORD: JOANN JONES 414-484-9892

Agent for
service of
process 3050 W. 24th St (name) (phone)
111 412-5554 (address)

(city, village, town) (state) (zip)
Agent for
maintenance,
management (name) (phone)
(address)

(city, village, town) (state) (zip)
Agent for
collection
of rents (name) (phone)
same as above (address)

7 **PREMISES:** Building Address

8 3350 N. 29th ST.
9 MILW WI (street) 53216 (city, village, town) (state) (zip)

11 Apartment/room/unit: both units

12 Other: Upper AND Lower

13 Included furnishings/appliances: refrigerator, range, oven

14 other (list or attach addendum):

15

16

17

18 **RENT:** Rent of \$ 1000.00 for Premises and

19 \$ 0 for other (specify)

20 is to be received no later than the 5 day of each month

21 and is payable at 3350 N. 29th

22 If rent is received after 5th of the month

23 the Tenant shall pay a late fee of \$ 70.00

24 Charges incurred by Landlord for Tenant's returned checks are

25 payable by Tenant. Landlord shall provide a receipt for cash

26 payments of rent. **All tenants, if more than one, are jointly and**

27 **severally liable for the full amount of any payments due**

28 **under this Agreement.** Acceptance of a delinquent payment

29 does not constitute a waiver of that default or any other default

30 under this Agreement. Other Landlord or Tenant obligations:

31 snow, grass, and sidewalk

32 And salt to include

33

34

35

36

37

38 **SECURITY DEPOSIT:** Upon execution of this Agreement, Tenant shall pay a security deposit in the amount of \$ N/A to be held by Landlord or

39 Landlord's agent. The deposit, less any amounts legally withheld, will be returned to Tenant's last known address within twenty-one (21) days after any event set

40 forth in Wis. Stat. § 704.29(4). If any portion of the deposit is withheld, Landlord must provide Tenant with a written statement accounting for amounts withheld. The

41 statement shall describe each item of physical damage or other claim made against the security deposit, and the amount withheld as reasonable compensation for

42 each item or claim. If repair costs are not known within twenty-one (21) days Landlord may use a good faith estimate in the written accounting. The reasonable cost

43 for tenant damage, waste, or neglect of the premises, normal wear and tear excluded, may be deducted from Tenant's security deposit as well as any amounts set

44 forth in Wis. Stat. § 704.28(1). Tenant may not use the security deposit as payment for the last month's rent without the written permission of Landlord.

45 **DEDUCTIONS FROM PRIOR TENANT'S SECURITY DEPOSIT:** Tenant is hereby notified that Tenant may do any of the following within seven (7) days after the start of

46 their tenancy: (a) inspect the unit and notify Landlord of any pre-existing damages or defects, and (b) request a list of physical damages or defects, if any, charged against

47 the previous Tenant's security deposit. If such a request is made by Tenant, Landlord will supply Tenant with a list of all physical damages or defects charged against the

48 previous Tenant's security deposit regardless of whether or not those damages or defects have been repaired. Said list will be provided to Tenant within thirty (30) days from

49 when the request was received or, within seven (7) days after Landlord notifies the previous tenant of the security deposit deductions, whichever occurs later. Landlord need

50 not disclose previous tenant's identity nor the amount deducted from the previous tenant's security deposit. Landlord will provide Tenant with a Check-In / Check-Out sheet.

51 Should Tenant fail to return it to Landlord within seven (7) days after the start of the tenancy, Tenant will be considered to have accepted the Premises without any exceptions.

52 **NOTICE TO VACATE:** Lease for Term - No written notice is required to terminate a lease for term because the lease automatically ends on the last day of the term.

53 Nonetheless, both Landlord and Tenant should discuss prior to the end of the original lease term whether or not they wish to continue the tenancy beyond the original

54 lease term and if so, enter into a new rental agreement accordingly. **Month to Month Tenancy:** Written notice must be received by the other party at least twenty-eight

55 (28) days prior to the ending of a month to month tenancy. A month to month tenancy may only be terminated at the end of a rental period. A rental period runs from

56 the first day of a calendar month through the last day of a calendar month.

57 **CONTROLLING LAW:** Landlord and Tenant understand their rights and obligations under this Agreement and that they are subject to the laws of Wisconsin, including

58 Wis. Stat. ch. 704 and ch. 799, Wis. Admin. Code § ATCP 134, and applicable local ordinances. Both parties shall obey all governmental orders, rules and regulations

59 related to the Premises, including local housing codes.

60 **CONDITION OF PREMISES:** Tenant has had the opportunity to inspect the rental unit and has determined that it will fulfill their needs and acknowledges that the unit

61 is in good and satisfactory condition, except as noted in the Check-In / Check-Out sheet provided to them, prior to taking occupancy. Tenant agrees to maintain the

62 premises during their tenancy and return it to Landlord in the same condition as it was received less normal wear and tear.

63 **RENTERS INSURANCE RECOMMENDED:** Landlord recommends that Tenant purchase Renters insurance to protect Tenant's personal property and to protect

64 Tenant from any liabilities while living at the property. Tenant understands that if they do not purchase Renters insurance that Tenant may not have any insurance

65 coverage should Tenant's belongings be damaged or should Tenant be held liable to a third party and/or the Landlord.

66 **TIME IS OF THE ESSENCE:** As to delivery of possession of Premises to Tenant, completion of repairs promised in writing in the Agreement or before; vacating of the

67 Premises, return of Landlord's property, payment of rent, performance of any act for which a date is set in this Agreement or by law.

68 Time is of the essence means that a deadline must be strictly followed.

69 **SPECIAL PROVISIONS:** tenant will take care of snow and grass and

70 Plow in the Spring

71

72 **RENTAL DOCUMENTS:** Landlord has given Tenant a copy of the Residential Rental Agreement as well as any Rules and Regulations, if applicable, for review

73 prior to entering into this Agreement and prior to accepting any earnest money or security deposit.

74 **Pets and water beds are not permitted unless indicated otherwise in writing.**

75

NOTE: SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS.

76 **OWNER / AGENT OF OWNER** Signature: Joann Jones (date) 11/30/17
77 Print Name: (date)

78 **TENANT(S)** Signature: ELLA VAUGHN (date) 12/30/17
79 Print Name: (date)

80 Signature: ELLA VAUGHN (date)
81 Print Name: (date)

82 Signature: ELLA VAUGHN (date)
83 Print Name: (date)

RENTAL APPLICATION

- Each adult applicant (18 years of age or older) must complete an application.
- Incomplete applications will not be considered.
- Your application will be denied if you misrepresent any information in this application.
- Please print legibly.
- Proof of identification is required.

Proof of Identification is required.

Date December 30, 2019 Name of Landlord: _____

UNIT INFORMATION (To be Completed by Landlord)

Address 3350 N. 29th ST. 3350A Unit No. Upper / Lower

Monthly Rental Amount _____ Security Deposit Amount _____

Type of Tenancy (i.e. 12 month lease, month to month, etc.) _____

Utilities Included _____

PERSONAL INFORMATION

Applicant's Full Name ELLA VAUGHN Date of Birth 1.9.57

List any prior names that you have used: "see Attached"

Address 2350 N. 29th Soc. Sec. No. XXX-XX-2794

City, State, Zip MILW, WI 53216 Phone _____

D.L. No. V250-2025-7509-04 Other Phone _____

OTHER OCCUPANTS include full names. RELATIONSHIP DATE OF BIRTH SOC. SEC. NO.

See Attached Mother of ALL

RENTAL HISTORY

Current Address _____ CITY _____ STATE _____ ZIP _____ How Long? _____

Current Landlord _____ Phone _____

Reason for Moving? _____ Current Rent Amount _____ / _____

Previous Address _____ CITY _____ STATE _____ ZIP _____ How Long? _____

Previous Landlord _____ Phone _____

Reason for Moving? _____ Current Rent Amount _____ / _____

EMPLOYMENT HISTORY

Current Employer _____ Starting Date _____

Address _____ CITY _____ STATE _____ ZIP _____

Job Title _____ Gross Monthly Income _____ (before deductions)

Supervisor _____ Phone _____

Other Employer _____ Starting Date _____

Address _____ CITY _____ STATE _____ ZIP _____

Job Title _____ Gross Monthly Income _____ (before deductions)

Supervisor _____ Phone _____

"TENANT INFORMATION," FOR
Address: 3350 N. 29th St.
MILWAUKEE, WI. Zip, 53216

"ELLA VAUGHN"

~~555-555~~ 2794

- * (1.) ELLA VAUGHN - CELL: (414) 628-8698
- (2.) LYDIA VAUGHN - CELL: (414) - 243-7495
- (3.) MELODIE VAUGHN - CELL: (414) - 208-0075
- (4.) JOHN VAUGHN - CELL: (414) - 676-9339
- (5.) DAVID VAUGHN - CELL: (414) - 376-1614
- (6.) DANIEL VAUGHN - CELL: (414) CELL OFF *
- (7.) TERRY VAUGHN - CELL: (414) - 378-1476
- (8.) CURTIS DILLARD - CELL: (C) *NO PHONE AS YET

// 9

* People also living in the home at the time of purchase.
Pricilla Vaughn
Aaron Vaughn
Son #2

(B)

The rent was increased from \$700 to \$1,000 a month since the tenant occupied both Units in this duplex with a family size at the time of nearly 10 people. January – July 2018 the tenant paid the rent due \$1,000, however, August -December 2018, the tenant totally stopped depositing rent in the rental account. Despite my constant calls, there was not contact, nor was there rent deposited. At the end of the year (2018) the tenant finally answered my call but offered no firm reason for not paying rent other than her Social Security was interrupted.

2018 OUTSTANDING RENT/WW

DATE August - December 2018 NO. 1005-2018

CUSTOMER'S ORDER NO. 1005-2018

NAME Ella Vaughn

ADDRESS 3350 N 29th St

CITY, STATE, ZIP Milw, WI 53226

SOLD BY ☐ CASH ☐ C.O.D. ☐ CHARGE ☒ ONACCT ☐ MISERETD ☐ PAID OUT ☐

QUAN.	DESCRIPTION	PRICE	AMOUNT
1	August 2018	\$1000.00	
2			
3	Sept 2018	\$1000.00	
4			
5	Oct 2018	\$1000.00	
6			
7	Nov 2018	\$1000.00	
8			
	Dec 2018	\$1000.00	
	Late Fees	\$200.00	
	Log Bill	\$306.00	
	LOSS		
	INTEREST BY: <u>John Jones</u>		
	KEEP THIS SLIP WITH REFERENCE		
			\$5,656.00

tyler

Residential / Commercial Real Estate

See [www.tyler.com](#) for this parcel.

Alert(s)

For pay off balance, please call the Kohn Law Firm at (414)276-0435. *ADDITIONAL COST MAY BE PENDING

View Bill

View bill image

As of 11/21/2022
 Bill Year 2020
 Bill 58508
 Owner JOANIN JONES
 Parcel ID 2861012000

View Payment Schedule

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	1/31/2021	\$2,659.85	\$1,236.32	\$1,423.53	\$469.77	\$1,893.30
Interest			\$383.68			\$469.77
TOTAL		\$2,659.85	\$1,236.32	\$1,423.53	\$469.77	\$1,893.30

PROMISE TO PAY

DATE: January 9, 2019

TO: Ella Vaughn, Occupant
3350 N 29th St
Milw, WI

FROM: JoAnn Jones
Landlord

RE: Intent to Bring Current/Past-Due Rent

Dear Ms. Ella,

This document states your intent to bring current rents for:

August	2018	\$1000.00	<u>E.V.</u>
September	2018	\$1,000.00	<u>E.V.</u>
October	2018	\$1,000.00	<u>E.V.</u>
November	2018	\$1,000.00	<u>E.V.</u>
* December	2018	\$1,000.00	<u>E.V.</u>
January	2019	<u>\$1,000.00</u>	<u>E.V.</u>
TOTAL		\$6,000.00	

February 2019 ✓
March 2019 ✓

\$800.00
\$50.00

E.V.

Total Rent
Month's
1-14-2019

I, Ella Vaughn, declare that I will begin to pay a partial payment in the

amount of \$ 100.00 beginning, on or before ("OR-MORE") E.V.

DD FEBRUARY - 5th 2019 towards my past due rental

2018-2019
Outstanding Rent

DUE: LSS August-December 2018 5,000.00
January 2019 + ~~1,000.00~~
5,000.00

(Late Charges) April-August 2019 + 4,250.00
50 per/month ~~4,250.00~~

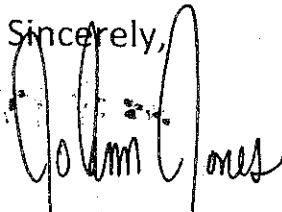
\$ 4,250.00
RENT DUE: + 1,000.00
2019 - \$ 5,250.00
As of 4/1/2019

fees of \$6,000.00 for the months named above.

It is my intent to make payments towards this rearage, until the

balance has been paid in full. I understand that if any of information that have provided changes, I am obligated to notify my Ms. JoAnn Jones, Landlord, so that I may give notice of changes whereas I am unable to meet my obligation, which may include the (date or amount) specified.

Sincerely,

A handwritten signature in cursive script, appearing to read "JoAnn Jones".

JoAnn Jones
Landlord

Ella Vaughn
Occupant

City of Milwaukee Property Tax Search

Account Info for 2018

Account Type:
Tax Key / Account Number:
Property Address:

REAL ESTATE
2861012000
3350 N 29TH ST

Owner of Record

Name:
Address:
City / State / Zip Code:

JOANN JONES
1301 15TH ST NW APT 812
WASHINGTON, DC 20005

Assessed Values

and:
improvements:
Total:

\$3,000
\$24,200
\$27,200

Total Amount Due Through 11/19/2022

Levy Year	Bill Number	Billed Amounts			Unpaid Balance	Interest & Penalties	Costs & Fees	Total Account Due	Status
		Tax Principal	Special Charges	Special Assessments					
2021	58493	\$679.43	\$2,800.35	\$0.00	\$2,770.90	\$415.65	\$0.00	\$3,186.55	Delinquent
2020	58506	\$670.87	\$1,988.98	\$0.00	\$1,423.53	\$469.77	\$0.00	\$1,893.30	Delinquent
2019	58961	\$554.98	\$3,456.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2018	59001	\$636.71	\$306.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2017	154587	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2016	4246777	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2015	4084859	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
Summary		\$5,079.85							

Water Bill

Outstanding Rent \$5,350.00
Water Bill +306.00
Total: \$5,656.00

2018

2019/WW

January 2019, I took on a Property Manager who insisted that I evict this tenant, but I allowed myself to believe that she would catch up on the rent. I continually tried to work with the tenant allowing her to live in the property. There were only four separate partial payments totaling \$1,184 made the entire year, despite my telling her that her lease agreement stated \$1,000 each month. Again, by the end of the year, I was left with a rental income loss of \$10,024.00 and by now a Water Bill totaling ^{ready} over \$3,500, which rolled over to my taxes.

City of Milwaukee Property Tax Search

Account Info for ~~2018~~

3350 N 29th St

Account Type:

Tax Key / Account Number:

Property Address:

REAL ESTATE

2861012000

3350 N 29TH ST

Owner of Record

Name:

Address:

City / State / Zip Code:

JOANN JONES

1301 15TH ST NW APT 812

WASHINGTON, DC 20005

Assessed Values

Land: \$3,000
Improvements: \$24,200
Total: \$27,200

Total Amount Due Through 11/19/2022

Billed Amounts

Levy Year	Bill Number	Tax Principal	Special Charges	Special Assessments	Unpaid Balance	Interest & Penalties	Costs & Fees	Total Due	Account Status
2021	58493	\$679.43	\$2,800.35	\$0.00	\$2,770.90	\$415.65	\$0.00	\$3,186.55	Delinquent
2020	58506	\$670.87	\$1,988.98	\$0.00	\$1,423.53	\$469.77	\$0.00	\$1,893.30	Delinquent
2019	58961	\$554.98	\$3,456.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2018	59001	\$636.71	\$306.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2017	154587	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2016	4246777	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2015	4084859	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full

Summary

\$5,079.85

Residential / Commercial Real Estate

Never used full year for this parcel

View Bill

As of

11/21/2022

Bill Year

2019

Bill

59001

Owner

JOANN JONES

Parcel ID

2861012000

View Bill Image

Installments Pay By

Amount

Payments/Credits

Balance

Interest

Due

1

1/31/2019

\$942.98

\$942.98

\$0.00

\$0.00

\$0.00

Interest

\$263.69

\$0.00

\$0.00

\$0.00

TOTAL

\$942.98

\$942.98

\$0.00

\$0.00

\$0.00

RENTAL INCOME LOSS

ELLA M. VAUGHN, TENANT 2019
3350 N 29TH ST (LOWER UNIT)
MILWAUKEE, WI 53216

Invoice # 0000004


Invoice Date 12/31/2019

Due Date 12/31/2019

8-829-040

Item	Description	Unit Price	Quantity	Amount
Service	JANUARY-DECEMBER 2019			
Service	JANUARY	1000.00	1.00	1,000.00
Service	FEBRUARY	200.00	1.00	200.00
Service	MARCH	200.00	1.00	200.00
Service	APRIL	300.00	1.00	300.00
Service	MAY	1000.00	1.00	1,000.00
Service	JUNE	484.00	1.00	484.00
Service	JULY	1000.00	1.00	1,000.00
Service	AUGUST	1000.00	1.00	1,000.00
Service	SEPTEMBER	1000.00	1.00	1,000.00
Service	OCTOBER	1000.00	1.00	1,000.00
Service	NOVEMBER	1000.00	1.00	1,000.00
Service	DECEMBER	1000.00	1.00	1,000.00
Service	LATE FEES	70.00	12.00	840.00

NOTES: FOR THE PURPOSE OF ~~RENTAL INCOME LOSS~~ BASED ON (RENTAL INCOME LOSS).

	Subtotal	10,024.00
	Total	10,024.00
	Amount Paid	0.00
	Balance Due	\$10,024.00

WW
Interest

~~\$10,024.00~~
\$3,500.00
+\$1,262.87
\$14,786.87

2020/ONSET OF COVID-19

By then, I allowed my Property Manager to handle the situation. March 2020, the moratorium was put in place allowing tenants to remain in the home, and it also allowed this tenant a lead way to avoid paying rent. Despite his effort to negotiate some type of payment, we decided to evict the tenant since there was no rent paid in January. February-- April partial payments, no rent in May, a partial payment in June were made.

After hearing the news of the moratorium, I received a text from the tenant stating that rent would be late, but it would be paid, which never happened. The end of 2020 with the moratorium still in place, I had a rental income loss of \$10,840 with a huge Water Bill as well. I initiated the application for help from SDC, and with the help of her daughter was successful in submitting the application.

This tenant obtained an attorney through the Legal Services, which added to my feeling of helplessness, the frustration of not receiving rent, and the protection for the tenant offered by the moratorium that was set in place. I was in and out of Virtual Court at least six times during the onset of Covid. This allowed the tenant to justify not paying rent, even though she had no interruption in her fixed income. No rent had been paid up to that point.

147010

1/1/2020 -
12/31/2020

CUSTOMER'S ORDER NO.		DATE	
Tenant ELLA VAUGHN		12/31/2020	
ADDRESS 3350 N 29th St / 3350 A			
CITY, STATE, ZIP MILWAUKEE, WI 53216			
SOLD BY	CASH	C.O.D.	CHARGE
QUAN.	DESCRIPTION	AMOUNT	DUE
1	1/5 January (Partial Pymt)	\$1000	\$1000 00
2	2/5 February (Partial Pymt)	\$800	\$270 00
3	3/5 Mar (Partial Pymt)	\$800	270 00
4	4/5 Apr (Partial Pymt)	\$270	\$800 00
5	5/5 May	\$1000	\$1000 00
6	6/5 Jun	\$1000	\$1000 00
7	7/5 July	\$1000	\$1000 00
8	8/5 Aug	\$1000	\$1000 00
9	9/5 Sept	\$1000	\$1000 00
10	10/5 Oct	\$1000	\$1000 00
11	11/5 Nov	\$1000	\$1000 00
12	12/5 Dec	\$1000	1000 00
13	LATE FEES	\$70	\$870 00
14			
RECEIVED BY Outstanding Rent		TAX \$11,210.00	
		TOTAL \$11,210.00	

A-247G5W
T-46901

KEEP THIS SLIP FOR REFERENCE

01-11

City of Milwaukee Property Tax Search

Account Info for 2018

Account Type:

Tax Key / Account Number:

Property Address:

Owner of Record

Name:

Address:

City / State / Zip Code:

Assessed Values

Land:

Improvements:

Total:

REAL ESTATE

2861012000

3350 N 29TH ST

JOANN JONES

1301 15TH ST NW APT 812

WASHINGTON, DC 20005

\$3,000

\$24,200

\$27,200

Total Amount Due Through 11/19/2022

Levy Year	Bill Number	Billed Amounts			Unpaid Balance	Interest & Penalties	Costs & Fees	Total Due	Account Status
		Tax Principal	Special Charges	Special Assessments					
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2019	58961	\$554.98	\$3,456.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2018	59001	\$636.71	\$306.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2017	154587	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2016	4246777	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2015	4084859	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
Summary			Water Bill					\$5,079.85	

Outstanding Rent

\$10,840.00

Water Bill

\$1,988.88

Interest

+ \$469.67

\$13,298.55

\$11,280.00

1,988.88

+ 469.67

\$13,631.88

\$13,631.88



So Ordered.

Dated: November 13, 2020

G. Michael Halfenger
Chief United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF WISCONSIN

In the matter:

Ella B Vaughn,

Case No. 20-25606-GMH

Debtor.

Chapter 7

**ORDER ON MOTION FOR RELIEF FROM THE AUTOMATIC STAY AND
ABANDONMENT**

On September 24, 2020, Joann Jones ("Creditor") filed a motion for relief from the automatic stay and abandonment as to the property located at 2250 N. 29th St., Milwaukee, WI 54216 ("the Property"). Creditor properly served the motion on the Debtor, Debtor's counsel, the trustee, the United States trustee, and all other creditors.

The deadline to object passed on October 8, 2020, but Creditor did not file a proposed order until October 29, 2020. The resulting delay has made moot the request for relief from the automatic stay as to the Property. By operation of 11 U.S.C. §362(e)(1), the stay terminated with respect to Creditor on October 26, 2020. Creditor, however, is entitled to abandonment.

Therefore,

IT IS ORDERED that Creditor's motion for relief from the automatic stay is DENIED as moot as to the Property. The stay is modified to allow Creditor to exercise its state-law rights to collect from the Property.

IT IS FURTHER ORDERED that the Trustee is authorized and ordered to abandon the Property from the bankruptcy estate under 11 U.S.C. § 554. Abandonment is effective upon entry of this order.

#

2021/COVID

Due to Covid, the moratorium was extended and remained in place for several more months, the initiated application for help from SDC was awarded, however, I was behind on taxes and other personal bills that suffered from this rental income loss for this property. It only paid for 15 months of back rent, covering from **June 2020 through August 2021**. September through January was not covered leaving a remaining rental income loss of \$5,780 and a Water Bill that was been rolled over to my taxes.

149578

TENANT		DATE				
ELLA VAUGHN		1/5-12/5/2021				
ADDRESS						
3350/3350-A N 29th St						
CITY, STATE, ZIP						
Milw, WI 53216						
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT.	MOSE RETD.	PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT			
1	1/5 January		\$1,000 00			
2	2/5 Feb		\$1,000 00			
3	3/5 March		\$1,000 00			
4	4/5 April		\$1,000 00			
5	5/5 May	\$500	\$500 00			
6	6/5 June	\$500	\$500 00			
7	7/5 July	\$500	\$500 00			
8	8/5 August		\$1,000 00			
9	9/5 Sept		\$1,000 00			
10	10/5 Oct		\$1,000 00			
11	11/5 Nov		\$1,000 00			
12	12/5 Dec		\$1,000 00			
13	LATE FEES 12X70		840 00			
14						
RECEIVED BY		TAX \$11,340.00				
OUTSTANDING DUE		TOTAL \$11,340.00				

A-24705W
T-46901

KEEP THIS SLIP FOR REFERENCE

01-11

2021

City of Milwaukee Property Tax Search

Account Info for ~~2018~~ 2021

Account Type:
Tax Key / Account Number:
Property Address:

REAL ESTATE
2861012000
3350 N 29TH ST

Owner of Record

Name:
Address:
City / State / Zip Code:

JOANN JONES
1301 15TH ST NW APT 812
WASHINGTON, DC 20005

Assessed Values

Land: \$3,000
Improvements: \$24,200
Total: \$27,200

Total Amount Due Through 11/19/2022

Billed Amounts

Levy Year	Bill Number	Tax Principal	Special Charges	Special Assessments	Unpaid Balance	Interest & Penalties	Costs & Fees	Total Due	Account Status
2021	58493	\$679.43	\$2,800.35	\$0.00	\$2,770.90	\$415.65	\$0.00	\$3,186.55	Delinquent
2020	58506	\$670.87	\$1,988.98	\$0.00	\$1,423.53	\$469.77	\$0.00	\$1,893.30	Delinquent
2019	58961	\$554.98	\$3,456.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2018	59001	\$636.71	\$306.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2017	154587	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2016	4246777	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full
2015	4084859	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Paid In Full

Summary

\$5,079.85

WATER BILL

Rent LOSS	\$12,800.00	\$12,340.00
Water Bill	+\$2,800.35	2,800.00
Interest	+\$415.67	+ 415.67
	<u>\$16,016.02</u>	<u>\$14,555.67</u>

2022/PRESENT

With the agreement between the daughter and myself, the tenant has paid full rent payments of \$1,000 since February, however, the rent money has gone towards paying taxes due to the extremely high-Water Bill in this property. According to the Municipal Service, this water bill is the present amount that has been rolled to my taxes. I have spoken to this tenant since the beginning of the year reminding her about finding a place to move and seeking out services that are available to tenants for rent assistance/Water Bill assistance. She has since dragged her feet and made no preparation to do so as in the past year.

Past Due Rent	\$1,070.00
Water Bill	<u>+\$1,150.89</u>
	\$2,220.89

TOTAL RI 2018-PRESENT PAID BY TENANT

2018	\$7,070.00
2019	\$2,416.00
2020	\$1,870.00
2021	\$1,500.00
2022	<u>+ \$9,500.00</u>
	\$22,356.00

YEAR	PAST DUE RENT	WW BALANCE	INTEREST	TOTAL LOSS
2018	\$5,350.00	\$306.00		\$5,656.00
2019	\$10,024.00	\$3,500.00	\$1,262.87	\$14,786.87
2020	\$10,840.00	\$1,988.88	\$469.67	\$13,298.55
2021	\$12,800.00	\$2,800.35	\$415.67	\$16,016.02
2022	<u>+\$1,070.00</u>	<u>+\$1,150.89</u>		<u>+\$2,220.89</u>
				\$51,978.33
TOTAL				\$51,978.33
SDC CREDIT				<u>- \$15,570.00</u>
OUTSTANDING RENT/WW DUE				\$36,278.33

AWARD CONFIRMATION

JJ

...



Community Relations-Social Development Com...

Emergency Rental Assistance Program

NERA-4006620146

Total award: \$15,570.00 (USD)
Awarded on: Sep 29 2021 07:53 PM (CDT)

Payments

Payment date	Payment status	Payment amount	Payment note
Sep 29 2021 07:53 PM (CDT)	Award allocated - Approved	\$15,570.00	April 2020, May 2020, June 2020, July 2020, August 2020, September 2020, October 2020, November 2020, December 2020, January 2021, February 2021, March 2021, April 2021, August 2021, September 2021

The question remains as to why this tenant has not been set out? The overwhelming feeling of the death of four family members during 2021 of Covid, the death of my Property Mgr. due to contracting covid, the impact of teaching virtually, and the issue with correcting the code violations without the resources to do so has severely impacted my life.

I have already given this tenant a verbal reminder that her rent is past due, and I will be sending a 5-day notice this month. I have also allowed this tenant to know that this **MONTH-TO-MONTH LEASE IS TERMINATED AT THE END OF APRIL, AND SHE MUST BE OUT BY THE END OF MAY.**

I no longer have emotions tied to this situation because it has since become a burden and a liability being that I have not obtained resources to upgrade. Although I am interested in complying with the City Ordinances, I feel that making all these repairs will cost extra money, especially when this work must be torn out when the actual upgrade is done. There is no way this tenant will be able to catch up on the back rent.

I am no longer willing to allow myself to gather huge Water Bills or suffer from past due rent payments. I am at best willing to have you work with me as I freely upgrade this property without the risk of Tenants' safety and my protection from being fined.

149511

CUSTOMER'S ORDER NO.		DATE	
TENANT		1-5-11/5/2022	
NAME ELLA VAUGHN			
ADDRESS 3350 N 29th St/3350-A			
CITY, STATE, ZIP MILW, WI 53216			
SOLD BY	CASH	C.O.D.	
	✓		
CHARGE	CN. ACCT	MOSE RETD.	
PAID OUT			
QUAN.	DESCRIPTION	PRICE	AMOUNT
1 1/5	Partial Pymt	\$500	\$500.00
2	(Partial \$500 Dismissed)		
3			
4 2/5	Full Pymt	\$1000	\$1000.00
5 3/5	FULL PYMT	\$1200	\$1200.00
6 4/5	FULL PYMT	\$1200	\$1200.00
7 5/5	FULL PYMT	\$1,000	\$1,000.00
8 6/5	FULL PYMT	\$1000	\$1000.00
9 7/5	FULL PYMT	\$1000	\$1000.00
10 8/5	NO RENT NO Pmt	0.00	0.00
11 9/15	FULL PYMT	\$1,000	\$1,000.00
12 10/15	FULL PYMT	\$1,000	\$1,000.00
13 11/15	FULL PYMT	\$1,050	\$1,050.00
14	LATE CHARGE	\$70.00	\$70.00
RECEIVED BY J. Jones		TAX	\$950.00
BAL PAST DUE		TOTAL	\$1,070.00

A-24705W
T-40901
KEEP THIS SLIP FOR REFERENCE
01-11

Even though the rent for August was not paid, I paid out of pocket \$638 for repairs on the hot water heater, not to mention the monthly cost of Homeowners Insurance. I have paid towards taxes, and lost money from the person who started the work but did not finish.

~~XXXXXXXXXX~~ EXPLORER CARD

ACCOUNT ACTIVITY (CONTINUED)

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
091422 1 T	DCA ORD	
2 T	ORD MKE	
08/25	& ATT* BILL PAYMENT 800-331-0500 TX	57.48
08/24	& HARRIS TEETER 352 WASHINGTON DC	2.50
08/24	& HARRIS TEETER 352 WASHINGTON DC	6.61
08/25	& WHOLEFDS PST 10135 WASHINGTON DC	25.48
08/27	& AMZN Mkt US*G75QM5HY3 Amzn.com/bill WA	263.20
08/26	& WHOLEFDS PST 10135 WASHINGTON DC	10.68
08/29	& ADT SECURITY*320329008 WWW.ADT.COM FL	66.58
09/01	& WHOLEFDS PST 10135 WASHINGTON DC	25.23
09/02	PAYPAL *KINGDOMCHRI 402-935-7733 CA	900.00
09/02	WHOLEFDS PST 10135 WASHINGTON DC	6.83
09/02	SQ *TODD SCHREIBER Franklin WI	638.00
09/02	PAYPAL *ASOSCOMLTD 02077561000	62.25
09/03	WHOLEFDS PST 10135 WASHINGTON DC	15.89
09/02	JH FERG VACANT PROP COV 800-310-3351 PA	215.75
09/03	& Amazon Prime*1V6WY6PN0 Amzn.com/bill WA	15.89
09/02	PALISADES CHIROPRACTIC WASHINGTON DC	25.00
09/05	YSI*Miramar 301-6578899 DC	1,420.64
09/05	BANK OF HOLLY SPRINGS FEE 888-7465741 FL	7.35
09/05	BANK OF HOLLY SPRINGS FEE 888-7465741 FL	14.70
09/05	BANK OF HOLLY SPRINGS 662-2522511 MS	210.00
09/05	WHOLEFDS PST 10135 WASHINGTON DC	18.06
09/05	BANK OF HOLLY SPRINGS 662-2522511 MS	420.00
09/05	EXTRA SPACE 0579 901-7594888 TN	48.05
09/06	SHELL OIL 10004990007 WASHINGTON DC	10.13
09/06	U-HAUL MOVING & STORAGE O WASHINGTON DC	83.39
09/08	SQ *RE-NEW PSYCHOLOGICAL gosq.com DC	10.00
09/08	CHINATOWN EXPRESS WASHINGTON DC	9.75

2022 Totals Year-to-Date

Total fees charged in 2022	\$95.00
Total interest charged in 2022	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

INTEREST CHARGES

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	25.24%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	27.24%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	25.24%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

(v) = Variable Rate

(d) = Daily Balance Method (including new transactions)

(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

CODE VIOLATIONS

The first person I hired was paid in part but did not return to complete the work he had started. Since I have contracted with someone who will begin to make the repairs that I can possibly afford to the outside and patching the roof.

REC



MENARDS - W. MILWAUKEE
2101 Miller Park Way
W. Milwaukee WI 53219

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RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 12/20/22

If you have questions regarding the charges on your receipt, please email us at:
WMILfrontend@menards.com



Sale Transaction

ORDER	7190
1X4-12' AC2 GREEN TREATE-PICK	
1110229 5 @9.08	45.40
1X6-12' AC2 GREEN TREATE-PICK	
1110339	12.68
1X8-12' AC2 GREEN TREATE-PICK	
1110423 8 @19.09	152.72
1X10-8' AC2 GREEN TREATE-PICK	
1110440	23.99
4X4-12' AC2 GREEN TREATE-PICK	
1112265	21.88
10' J-TRIM	
1566337	10.79
END OF ORDER	
TOTAL	267.46
TAX MILWAUKEE-WI 5.5%	14.71
TOTAL SALE	282.17
CHASE VISA 4578	282.17
Auth Code:043550	
Chip Inserted	
a0000000031010	
TC - 185d4ad309dd4c1c	

TOTAL NUMBER OF ITEMS = 17



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Sale Transaction

TYPE N MORTAR MIX	
1891069	6.26
UTILITY BAR 15"	LW
2434593	2.57
INSERT DRIVE BIT SPANNER	
2527609 PKG	2.99
8D V.C. SINKER NAIL	
2295279	4.50
6D FINISHING NAIL	
2295143	3.48
12X 2 PH FL WOOD ZINC	
2330190	5.09
TOTAL	24.89
TAX MILWAUKEE-WI 5.5%	1.37
TOTAL SALE	26.26
CHASE VISA 4578	26.26
Auth Code:076660	
Chip Inserted	
a0000000031010	
TC - 3cef1b1950cabe0	

TOTAL NUMBER OF ITEMS = 6

RECEIPTS FOR WORK STARTED:



MENARDS - MILWAUKEE
8110 W. Brown Deer
Road
Milwaukee, WI 53223

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MILWfrontend@menards.com



Sale Transaction

CONCRETE MLX	3.56
1891030	
ORDER	32136
1X4-12' #2 BEADED T&G -PICK	
1411067 3 @9.79	29.37
END OF ORDER	
TOTAL	32.93
TAX MILWAUKEE-WI 5.5%	1.81
TOTAL SALE	34.74
CHASE VISA 4578	34.74
Auth Code:09102D	
Chip Inserted	
a0000000031010	
TC - a50bcf597345582	

TOTAL NUMBER OF ITEMS = 4



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8110 W. Brown Deer
Road
Milwaukee, WI 53223

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MILWfrontend@menards.com



Sale Transaction

LUCITE EXT PAINT FLT PST	21.98
5540801	
TOTAL	21.98
TAX MILWAUKEE-WI 5.5%	1.21
TOTAL SALE	23.19
CHASE VISA 7743	23.19
Auth Code:00621D	
Chip Inserted	
a0000000031010	
TC - 29eb6b0e7cef7701	

TOTAL NUMBER OF ITEMS = 1



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8110 W. Brown Deer
Road
Milwaukee, WI 53223

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If you have questions regarding the charges on your receipt, please email us at:

MILWfrontend@menards.com



Sale Transaction

LUCITE EXT PAINT FLT PST	21.98
5540801	
TOTAL	21.98
TAX MILWAUKEE-WI 5.5%	1.21
TOTAL SALE	23.19
CERTIFICATE-BARCoded	23.19
*****1425	
Remaining Balance: \$2.11	
TOTAL NUMBER OF ITEMS =	1

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2101 Miller Park Way
W. Milwaukee WI 53219

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Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 12/18/22

If you have questions regarding the charges on your receipt, please email us at:
WMTfrontend@menards.com



Sale Transaction

0.0111 EXT PAINT SAT MID
6540809 23.96
TOTAL 23.96
TAX MILWAUKEE WI 5.5% 1.32
TOTAL SALE 25.28
MULTIPLICATE-BARCODED
*****1646
Remaining Balance: \$0.00
CASH 2.11
TOTAL NUMBER OF ITEMS = 1

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Milwaukee, WI 53223

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Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 12/28/22

If you have questions regarding the charges on your receipt, please email us at:
MTLWfrontend@menards.com



Sale Transaction

ORDER 33195
SUPREME 25YR -PICK
1512953 3.00 628.98 86.94
END OF ORDER
TOTAL 86.94
TAX MILWAUKEE WI 5.5% 4.78
TOTAL SALE 91.72
CHASE VISA 4578 91.72
Auth Code:043341
Chip Inserted
a000000031010
IC - 9d71ef3ea7a0576

TOTAL NUMBER OF ITEMS = 3

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W. Milwaukee WI 53219

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If you have questions regarding the charges on your receipt, please email us at:
WMTfrontend@menards.com



Sale Transaction

ULTRA DHI PAINT SAT MIEL
5510281 12.38
TOTAL 12.98
TAX MILWAUKEE WI 5.5% 0.71
TOTAL SALE 13.69
CHASE VISA 4578 13.69
Auth Code:062310
Chip Inserted
a000000031010
IC 71e43eb9dbadcf340
TOTAL NUMBER OF ITEMS = 1



MENARDS - W. MILWAUKEE
2101 Miller Park way
W. Milwaukee WI 53219

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charges on your receipt, please
email us at:
WMILfrontend@menards.com



Merchandise Return

LUCITE EXT PAINTI FLT PST 21.98-
5540801
ISSUE BAR-CODED CK NO: *****1646 GC
23.19 NT

TOTAL 1.21
TAX MILWAUKEE WI 5.5% 1.21-
TOTAL SALE 0.00

Lisbon Storm, Screen & Door
Merchant ID xxx2994
5006 W. Lisbon Avenue
Milwaukee, WI 53210
414-445-8099

** PURCHASE **

Reference : 615823 1
Order Number : 724147
Auth Date : 03/21/22 11:29 am
Auth Number : 07426D
Host Response : SALE - APPROVAL
Host Code : 000

Payment Type : visa
Card Number : xxxxxxxx4578
Entry Method : MSR Read
Amount : \$ 26.38

X

Cardholder acknowledges receipt of
goods and services in the amount
shown above and agrees to pay within
the terms outlined in the cardholder
agreement.

Cashier : JDM
Port Name : counter2
Customer# : CACUC
CVM



MENARDS - MILWAUKEE
8110 W. Brown Deer
Road
Milwaukee, WI 53223

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charges on your receipt, please
email us at:
MILWfrontend@menards.com



Merchandise Return

LUCITE EXT PAINTI SAT MTD 23.98-
5540809
ORIG SL 326 6 6510 04/19/2022 C
ISSUE BAR-CODED CK NO: *****1425 GC
25.30 NT

TOTAL 1.32
TAX MILWAUKEE-WI 5.5% 1.32-
TOTAL SALE 0.00

TOTAL NUMBER OF ITEMS = 2



How does
get more done.

4155 NORTH FORT WASHINGTON ROAD
MILWAUKEE, WI 53212 (414)263-1291

4912 00002 41919 09/15/22 03:43 PM
SALE CASHIER LEILA

039645124130 10#QUICK SET -A- 10.72
10LB QUIKRETE QUICK-SETTING CEMENT
028400323826 LAYS -A- 2.29N
FL LAYS C/ASSTC 2.625 02
773204390245 LWM 330 OAK -A-
5/8 X2-1/2 OAK LWM330 CHAIR RI
1.502.35
039645112625 20 WATERSTOP -A- 3.53
20LB-HYDRAULIC WATER STOP CEMENT
RSN: 4 10% MKDN 29.56
MAX REFUND VALUE \$13.90 -2.06

SUBTOTAL 35.04
SALES TAX 1.80
TOTAL \$36.84
XXXXXXX4578 VISA
USD\$ 36.84
Chip Read
AID A0000000031010 CHASE VISA

4912 09/15/22 03:43 PM



4912 02 41919 09/15/2022 9303



How does
get more done.

4155 NORTH FORT WASHINGTON ROAD
MILWAUKEE, WI 53212 (414)263-1291

4912 00002 41919 09/15/22 03:43 PM
SALE CASHIER LEILA

764666103917 3"CSOM SCWH -A- -M- 4.00
3" COARSE DRYWALL SCREW 11B
MAX REFUND VALUE \$4.48
070798130215 CONCRETEJCF -A- -M-
DAP CONCRETE GRAY 10.1 02
507 48
MAX REFUND VALUE \$33.6575
820905035415 3PK PUTTY KN -A- -M- 2.00
ANVIL PLASTIC PUTTY KNIFE (3 PK) 6.2
070798130356 23J CLEAR -A- -M- 17.11
DYNAFLEX 230 CLEAR 10.1 07
MAX REFUND VALUE \$5.65
031725201403 201 HENRY -A- -M-
HENRY 201 FT3 ASPHALT 0.9 GAL
MAX REFUND VALUE \$15.50
Military Discount
77.85 Military Discount -7.79
MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 96.04
SALES TAX 5.28
TOTAL \$101.32
XXXXXXX4578 VISA
AID A0000000031010 CHASE VISA

4923 09/28/22 01:06 PM



4923 01 76540 09/26/2022 3930



How does
get more done.

4155 NORTH FORT WASHINGTON ROAD
MILWAUKEE, WI 53212 (414)263-1291

4912 00002 74985 08/15/22 07:10 AM
SALE CASHIER TAZIARAVIA

050134990951 PROJECT PK -A- -S- 19.97
DEFTANI BRANDYWINE PROJECT PACK 35

SUBTOTAL 19.97
SALES TAX 1.10
TOTAL \$21.07
XXXXXXXXXX743 VISA
AID A0000000031010 CHASE VISA
USD\$ 21.07
Chip Read
AID A0000000031010 CHASE VISA

PRO XTRA MEMBER STATEMENT
PRO XTRA ###-###-5554 SUMMARY

2022 PRO XTRA SPEND 08/14: \$190.42
INCLUDES:
2022 PROXTRA SAVINGS 08/14: \$26.76

As of 08/15/2022 your Paint Rewards level is Member; Spend 920.02 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

4912 08/15/22 07:10 AM



4912 02 74985 08/15/2022 4144

RECEIPTS



LISBON STORM, SCREEN & DOOR
5006 W. LISBON AVENUE
Ph: 414-445-8899 Fax: 414-445-8608
MILWAUKEE, WI 53210-2853
Hours: M-F 8:00 AM - 5:30 PM
Sat 8:00 AM 4:00 PM

www.lisbonstorm.com

SOLD TO
CASH SALES

SHIP TO
CASH SALES



Shipment #: 1

ACCOUNT #	CUSTOMER P.O.#		TERMS		ORDER #	ORDER DATE	SLSMN	INVOICE #	INVOICE DATE
CASHS			CASH SALE		724147	09/21/22	JDW		
ORDERED	BACKORDERED	SHIPPED	U/M	DESCRIPTION			PRICE	AMOUNT	
1	0	1	EA	40 X 58 1/2 USED COMB USED			25.000	25.00*	
THE ORDER TOTAL OF 26.38 HAS BEEN REDUCED BY THE FOLLOWING PAYMENTS:									
DESCRIPTION		REFERENCE/CHECK #		AUTH CODE		DATE	AMOUNT		
-----		-----		-----		-----	-----		
VISA		615823		00		09/21/22	26.38		
A balance of \$0.00 is due on this shipment.									

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8110 W. Brown Deer
Milwaukee, WI 53223

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 MILWfrontend@menards.com



Sale Transaction

GLASSER MULTI FLAT CAP
 5759708 2 @0.99

1.98 NT
 TOTAL SALE 1.98
 CERTIFICATE BARCODED 1.98
 *****1425

Remaining Balance: \$0.13

TOTAL NUMBER OF ITEMS = 2

RECEIPTS

Lolita Amos
Payment to \$Paymg2One

\$200.00

For Lolita's Mortgage 24th - \$200.00
Sep 27 at 3:19 PM

Completed

Amount: \$200.00
Source: Wells Fargo Bank
Identifier: 10ATN423
To: Lolita Amos
From: JoAnn Jones

Amount: \$200.00
Source: Wells Fargo Bank
Identifier: 10ATN423
To: Lolita Amos
From: JoAnn Jones

Lolita Amos
Payment to \$Paymg2One

\$50.00

For Lolita's Mortgage 24th - \$50.00
Sep 27 at 3:57 PM

Completed

Amount: \$50.00
Source: Wells Fargo Bank
Identifier: 10ATN423
To: Lolita Amos
From: JoAnn Jones

Amount: \$50.00
Source: Wells Fargo Bank
Identifier: 10ATN423
To: Lolita Amos
From: JoAnn Jones



Terry Vaughn
Payment to \$Paymg2One

\$55.00

For Terry's Mortgage 24th - \$55.00
Oct 4 at 4:04 PM

Completed

Amount: \$55.00
Source: Wells Fargo Bank
Identifier: 10QDA79JC
To: Terry Vaughn
From: JoAnn Jones

Amount: \$55.00
Source: Wells Fargo Bank
Identifier: 10QDA79JC
To: Terry Vaughn
From: JoAnn Jones



Terry Vaughn
Payment to \$Paymg2One

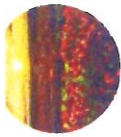
\$15.00

For Terry's Mortgage 24th - \$15.00
Oct 2 at 3:21 PM

Completed

Amount: \$15.00
Source: Wells Fargo Bank
Identifier: 17KMO2T7
To: Terry Vaughn
From: JoAnn Jones

Amount: \$15.00
Source: Wells Fargo Bank
Identifier: 17KMO2T7
To: Terry Vaughn
From: JoAnn Jones



Terry Vaughn
Payment to \$1TSWK

\$30.00

For install bathroom sink/mirror
Oct 19 at 12:07 PM

Completed

Amount	\$30.00
Source	Wells Fargo Bank
Identifier	#6B9YADK
To	Terry Vaughn
From	JoAnn Jones

Block Inc.
1455 Market St, Suite 600
San Francisco CA 94103

Mark Henderson
Payment to \$1hendersonn

\$50.00

For matk
Sep 20 at 2:41 PM

Completed

Amount	\$50.00
Source	Wells Fargo Bank
Identifier	#47R62BB
To	Mark Henderson
From	JoAnn Jones

Block Inc.
1455 Market St, Suite 600
San Francisco, CA 94103
(800) 969-1940

Drive My Native

RECEIPTS FOR WORK STARTED

RECEIPTS

149579

CUSTOMER'S ORDER NO.		DATE		10/19/2022	
NAME		Leon Lopez			
ADDRESS		3350 2nd N 29th			
CITY, STATE, ZIP		LABOR			
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	PAID OUT
	✓				
QUAN.	DESCRIPTION	PRICE	AMOUNT		
1	Repair front porch		\$200.00		
2	• Remove board				
3	• Jacked up porch				
4	• Refloor porch				
5	Remove and replaced				
6	added security				
7	door				
8	• Remove and replace		\$200.00		
9	wood around the garage				
10					
11	Clean debris from				
12	garage		\$50.00		
13					
14					
RECEIVED BY		Leon		TAX	
				TOTAL	\$450.00

KEEP THIS SLIP FOR REFERENCE

A-2470SW
T-46001

149580

CUSTOMER'S ORDER NO.		DATE		10/4/2022	
NAME		Leon Lopez			
ADDRESS		3350 N 29th St			
CITY, STATE, ZIP		LABOR			
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	PAID OUT
QUAN.	DESCRIPTION	PRICE	AMOUNT		
1	- Remove shingles				
2	for roof prep		\$200.00		
3					
4					
5	Incomplete				
6	Job				
7					
8					
9					
10					
11					
12					
13					
14					
RECEIVED BY				TAX	
				TOTAL	\$200.00

KEEP THIS SLIP FOR REFERENCE

A-2470SW
T-46001

The new Contractor has informed me that patching will last until I can replace the roof, hopefully by the summer. He strongly recommends that when the roof is replaced, no one should be allowed to live in the home, which is why: (1.) I will terminate the lease because of non-payment of rent. (2.) projected work to be done.

Continued work to be done in December: Cost \$750 LARBER

- Storm doors replaced/front and back.
- Replace defective boards in the front porch ceiling.
- Replace boards and floor on back porch.
- Replace front porch/paint.
- Fill in cracks to veneer bricks.
- Replace garage entrance door.
- Screen for the front window.
- Replace defective siding.
- Replace missing mortar.
- Patch roof with shingles as much as possible.

In an effort to improve the state of the neighborhoods, I have learned that the City of Milwaukee recently implemented a program that allowed investors to bid on a number of homes; the winning bidder received a number of homes free of cost, and was supplied \$75,000 for upgrading each home, allowing the investor to rent the home, keep the rent, and the money used to upgrade then became a grant. Why hasn't the City also reached out to investors who purchased City owned homes during and before the time that I purchased to offer the same type of opportunity instead of rippling up investors such as myself with code violations?

Since the City Home I purchased is dated and has many derelicts, allowing all investors some type of resource would only increase the advancement of having more stable homes throughout the City Of Milwaukee. Given the money to upgrade, and the investors refusing to comply, a stricter noncompliance code violation/fine should then be assessed against the investor's property.

I am now working with the agency WWBIC to obtain financing to refurbish this property. Again, repairing is costly and will double the cost of materials/labor. Several years ago and recently, I contacted Ben Sanchez about the Program that helps investors by matching up to \$14,999 for each unit. My vision has always been to upgrade my property, but I have encountered a cesspool of impersonator contractors in this business. I have not collected rent and I have wasted time and money by being unable to find the right people to get this job done.

Since I have not yet received a substantial amount of rental income for over one year to accumulate in a secure Rental Account, it has been impossible to make needed repairs or upgrades to any given area in this property.

I am requesting that the Court considers the odds that are stacked against me but works with me as I try to bring the violations that are obtainable up to code, because it is highly impossible to replace an entire roof until the resources I am seeking comes into fruition.

I am requesting that the Court works with me by dismissing many of the code violations that have been assessed against my property, extend the time to complete the ones that I am able to repair, and the Court dismisses the inspection/re-inspection fees that will accrue against my property taxes for 2023. It has always and will continue to be my vision to totally upgrade this property once I receive the resources 2023, which will allow me the ability to attract well deserving and devoted tenants that will cause my property to become an asset in the community.

Now that I have learned the part of this business that is not good, I have already prepared a plan that I'm putting in place that will allow me to bring my vision of providing a sustainable, energy efficient home in the community.

Sincerely,



JoAnn Jones,

Graham & Grands Property Mgmt, LLC

Receipt of A.R.B.A.

Date:	12/7/2022
Received Of:	JoAnn Jones
Property at:	3350 N 29 th Street
Mailing address	
1301 15 th Street	
NW Apt 812	
Washington DC 2005	
Received By:	JP
Check # (If Applicable):	Ck#1350
Amount Received	\$25.00

CITY OF MILWAUKEE
2022 DEC - 7 P 3:40
CITY CLERKS OFFICE