



Spencer Coggs
City Treasurer

James F. Klajbor
Deputy City Treasurer

Margarita M. Gutierrez
Special Deputy City Treasurer

Robyn L. Malone
Special Deputy City Treasurer

OFFICE OF THE CITY TREASURER
Milwaukee, Wisconsin

October 9, 2019

To: Milwaukee Common Council
City Hall, Room 205

From: *Em* Erika Martinez
Tax Collection and Enforcement Coordinator

Re: Request for Vacation of Inrem Judgment
Tax Key No.: 1180183000
Address: 6953 N 78TH CT
Owner Name: CHERYLE K STEEL-PULLEY C/O TIFFANY N
ROBINSON
Applicant/Requester: ESTATE OF EDWARD BROWN, C/O
ATTY JOHN ZECKEL
2019-1 Inrem File
Parcel: 3
Delinquent Tax Years: 2013-2018
Case: 19-CV-002034

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

The City of Milwaukee acquired this property on 07/10/2019.

JFK/em





OFFICE

CITY HALL - ROOM
TELEPHONE: (414) 274-2200

INTERESTED PARTY
AN IN REM TAX FORECLOSURE

John F. Zeckel, S.C.

N88 W16551 Main Street
P.O. Box 310
Menomonee Falls, WI 53051

John F. Zeckel
Attorney at Law

Phone: (262) 255-2050
Fax: (262) 255-2053
www.zeckellaw.com
zeckel_law@sbeglobal.net
Licensed in Wisconsin and Illinois

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: 6953 North 78th Ct.

TAX KEY NUMBER: 1180183000

NAME OF FORMER OWNER: Edward Brown, Personal Rep of the Estate

NAME OF APPLICANT: EDWARD BROWN

MAILING ADDRESS: 4360 North 54th Street

Milwaukee WI 53216 414-364-2672

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.):

4360 North 54th Street 53216

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?

(SEE ATTACHED)

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?

(SEE ATTACHED)

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.

(SEE ATTACHED)

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: ED Brown by Attorney John F. Zekul DATE: 10/9/2019

APPLICANT'S NAME: Estate J. D. Brown

APPLICANT'S TITLE: Personal Representative

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 10/9/2019

Comments for Treasurer's Use Only

Administrative Costs - Request for Vacation of Judgment

File Number: 2019 - 1
WholeTaxkey: 118-0183-000-
Property Address: 6953 N 78TH CT
Owner Name CHERYLE K STEEL-PULLEY
C/O TIFFANY N ROBINSON
Applicant: ESTATE OF EDWARD BROWN, C/O ATTY
JOHN ZECKEL
Parcel No. 3
CaseNumber: 19-CV-002034

Law Offices of
JOHN F. ZECKEL, S.C
P.O. Box 310
N88 W16551 Main Street
MENOMONEE FALLS, WI 53052-0310
(262) 255-2050 / FAX: (262) 255-2053
E-mail: zeckel_law@sbcglobal.net

John F. Zeckel

Admitted to Practice

*Wisconsin
Illinois*

September 12, 2019

Common Council Milwaukee
City Hall
Alderwoman Chantia Lewis
200 E. Wells St
Milwaukee, WI 53202

Attorney Kevin P. Sullivan
200 E. Wells St
Rm 800
Milwaukee, WI 53202

Dear Common Council:

RE: Property located at 6953 N. 78t Ct
Foreclosure

This office represents the Estate of Edward Brown, by its Personal Representative, Edward Brown, former owner of the above property.

This property has become central to the Probate matter of the Estate of Edward Brown, Probate Court File number 2013PR1916. In early July of this year we found that the property in question was subject to Foreclosure and we are requesting herein that this foreclosure be vacated in favor of the Estate.

I would like to give you a brief history of this matter. As of the death of Edward Brown, October 21, 2012, the probate matter was opened in Milwaukee County. After discovery was completed it was found that the decedent's step daughter had unlawfully quit-claimed the property to herself. I am enclosing several copies of documents showing the transfers of this property to and from this step daughter, Cheryle K Steel-Pulley.

Ms. Steel-Pulley retained an attorney, Michael Dunn, who has been our sole source of information regarding the property. Soon after opening the estate, Ms Steel-Pulley moved out of state leaving her daughter residing in the property. After several court hearings and several years of litigation, the Court granted a Stipulation wherein the property was to be sold and the proceeds divided between the Estate and Ms. Steel-Pulley.

In November of 2016, the Estate paid over \$18,000.00 in back taxes to keep the property from going in to foreclosure. However, as the property was titled to Ms. Steel-Pulley, no information was forwarded to this office, by her or her attorney. It was finally abandoned in December 2016 and no further information could be gained, though we made numerous attempts though Motions served on the Court in order to gain access to the property.

Finally, after we found that the alleged owner had presumably attempted to sell the property in 2018, our client, Edward Brown, the son and Personal Representative entered the home and

changed the locks in order to put it on the market, according to an Order given us subsequent to a hearing held in April 2019. However, it was too late, as notice was found attached to the door alerting us to the pending foreclosure. Upon inspection of the property it was found to have extensive water damage throughout. Although the home was originally appraised in 2013 at \$137,800.00, it is doubtful that it could be sold for much more than \$40,000.00. We are currently attempting to charge Ms. Steel-Pulley with the waste incurred, as well as the unpaid taxes and utilities.

As our client is not the owner of record it has still been difficult to obtain information regarding the property. At this point we are attempting to get a more specific Order from the Court establishing our "ownership" in the property so that it can be put on the market for sale.

Therefore we kindly request that the foreclosure judgment on the property in question be vacated and made accessible to our Estate.

Please advise this office of the proper procedure to bring this matter in front of the Common Council to grant the relief we have requested in this letter.

If you have any questions, do not hesitate to call me directly to discuss this matter.

Yours very truly,

John F. Zeckel
JFZ/bah

cc:

FILED

05-02-2019

John Barrett

Clerk of Circuit Court

2013PR001916

BY THE COURT:

DATE SIGNED: May 2, 2019

Electronically signed by Judge Marshall B. Murray
Circuit Court Judge

STATE OF WISCONSIN
MILWAUKEE COUNTY

CIRCUIT COURT
PROBATE COURT BRANCH

In re the Estate of:

EDWARD BROWN

Case No:2013-PR -001916

ORDER

Whereas the above -entitled matter was heard by the Honorable Marshall B. Murry on April 29, 2019 for a Status conference

Whereas, the personal representative appeared in person and by the Attorney for the Estate, John F. Zeckel and Attorney Michael P. Dunn failed to appear;

THEREFORE, THE COURT MAKES THE FOLLOWING FINDINGS:

1. That the home located at 6953 North 78th Street in Milwaukee WI has not sold.
2. That the Personal Representative is willing to take responsibility for the listing and sale of the subject property.

WHEREFORE, THE COURT MAKES THE FOLLOWING ORDERS:

- A. That the Personal Representative, Ed Brown will take over responsibility for the sale of the home
- B. That this matter is adjourned until July 29, 2019 at 2:00pm

John F. Zeckel (414) 777680

JOHN F. ZECKEL, S.C.

10801 DASH Madison Street

Wauwatosa, WI

Madison, WI 53705

Phone: (414) 777-6800 FAX: (414) 777-6803

**DURABLE POWER OF
ATTORNEY**

Document Number

Document Title



DOC.# 09492500

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 09/13/2007 01:12PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 17.00

Recording Area

Name and Return Address

CHERYLE K STEEL
4135 W LANCASTER AVE
MILWAUKEE WI
53209

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin
WRDA HB Rev. 1/8/2004

EXHIBIT as

1

Plaintiff

DURABLE POWER OF ATTORNEY

I, Edward Brown of 6953 North 78th Court, Milwaukee, Wisconsin 53223, Social Security No. 436-32-6950, make and appoint my wife, Mary Brown of 6953 North 78th Court, Milwaukee, Wisconsin 53223, my attorney-in-fact. I hereby make and appoint my step-daughter, Cheryle K. Steel of 4135 West Lancaster Avenue, Milwaukee, Wisconsin 53209, as my alternate attorney-in-fact if my attorney-in-fact is unable to act or unwilling to serve. The alternate shall have the same powers as the initial attorney-in-fact. This power of attorney hereby revokes and supersedes any and all powers of attorney which I may have granted prior to this date, except for any power of attorney for health care I may have executed. My attorney-in-fact is empowered to take the following actions for me:

HANDLING MY MONEY AND PROPERTY

1. **Collection and Litigation.** To demand and collect all property, real or personal, now or hereafter due, payable, or belonging to me; contest, compromise, settle, or abandon claims in my favor or against me; give receipts, releases, and discharges; commence, pursue, or oppose any action, suit, or legal proceeding relating to any matter in which I am or may hereafter be interested; and compromise, settle, or submit to judgment any such action or proceeding.
2. **Payments of Bills.** To make payments which may be necessary or appropriate in connection with the administration of my affairs.
3. **Banking.** To do business with banks or similar financial institutions, and particularly to endorse all checks and drafts made payable to my order, and collect the proceeds; to sign in my name checks or orders on all accounts in my name or for my benefit; to withdraw funds from accounts in my name; to lease a safe deposit box in my name; to open accounts in my name; to enter into and remove articles from my safe deposit box.
4. **Insurance.** To obtain insurance of all types, as deemed necessary or appropriate by my attorney-in-fact, and to settle and adjust insurance claims, and to borrow from insurers and third parties using insurance policies as collateral.
5. **Accounts.** To ask for, collect and receive money, dividends, interest, legacies and property now due or which may hereafter become due and owing to me; and to receipt for such payments.
6. **Real Estate.** To manage real property; to sell, convey and mortgage realty for such prices and on such terms as my attorney-in-fact believes advisable; to foreclose mortgages and to take title to property in my name; and to execute deeds, mortgages, releases, satisfactions, and other instruments relating to realty.

7. Borrowing. To borrow money and to pledge my assets for loans if in the judgment of my attorney-in-fact such action is necessary.
8. Securities. To, in my name, buy, sell, pledge and exchange securities of all kinds; to sign and deliver in my name transfers and assignments of securities; to consent in my name to reorganizations, mergers, or exchange of securities for new securities.
9. Income Taxes. To make and sign tax returns, to represent me in all income tax matters before any federal, state or local tax collecting agency; to receive confidential information and to perform any and all acts that I may perform including receiving refund checks and the signing of returns.
10. Trusts. To transfer any of my property to a living trust that has been established by me.

PROFESSIONAL AND TECHNICAL ASSISTANCE

11. Legal Actions. To retain attorneys on my behalf, to appear for me in all actions and proceedings to which I may be a party; to commence actions and proceedings in my name, to sign and verify in my name all documents or pleadings of every description.
12. Professional Assistance. To hire accountants, attorneys at law, clerks, workers and others, for the management, preservation and protection of my property and estate.

GENERAL AUTHORITY

13. General. To do and perform all and every act and thing whatsoever as I might or could do in my own proper person if personally present, and the above specifically enumerated powers shall not be a limitation of this intended broad general power.

LIMITATIONS ON GENERAL AUTHORITY

14. Limitations. My attorney-in-fact shall not use this power in favor of herself, her estate or her creditors. Instead, my attorney-in-fact shall only use this power in my best interests. My attorney-in-fact shall have no power to make gifts, to change any beneficiary designation for any life insurance policy, qualified retirement plan, Individual Retirement Account or Payable On Death Account or the like whether directly or by cancelling and replacing the policy or rollover to another plan or account. My attorney-in-fact shall have no power to amend, alter, or revoke my will or a living trust of which I am the grantor.

NOMINATION OF GUARDIAN

15. In the event a conservator or guardian of my estate, or guardian of my person is ever appointed, or in the event a court ever entertains any protective proceedings for my person or my estate, I direct that the said attorney-in-fact be appointed as such fiduciary for me.

2.

SIGNATURE OF MY ATTORNEY-IN-FACT
This is a true and correct signature of my attorney-in-fact:

This is a true and correct signature of my alternate attorney-in-fact.

IN WITNESS WHEREOF, I have executed this Durable Power of Attorney on this 15th day of November, 2006.

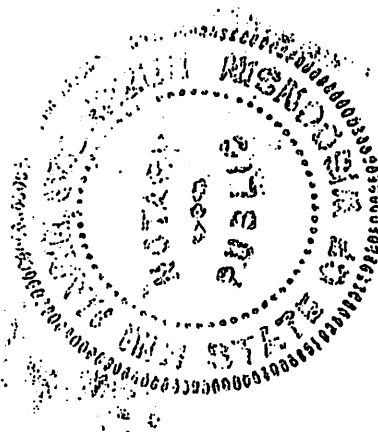
STATE OF WISCONSIN)) SS
MILWAUKEE COUNTY)

Personally came before me this 15th day of November, 2006, the above-named Edward Brown, to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY SEAL

Notary Public, State of Wisconsin
My Commission is permanent

This document was drafted by:
SAFER & STEIN LAW FIRM, S.C.
 9001 North 76th Street, Suite 310
 Milwaukee, Wisconsin 53223
 (414) 357-7555



TERMINATION OF DECEDENT'S PROPERTY INTEREST

Use black ink



DOC.# 09492501

DECEDENT'S NAME MARY E BROWN		DATE OF DEATH 01-15-07	
ADDRESS OF DECEDENT AT DATE OF DEATH 6953 No. 78th CT		CITY MELW.	ST WI
		ZIP 53223	

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 09/13/2007 01:12PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 25.00

Recording area

PRESENTATION OF DEATH CERTIFICATE

I certify that I have viewed a certified copy of the decedent's death certificate

Paul Kystosel **SEP 13 2007**
 REGISTER OF DEEDS SIGNATURE (Deputy) DATE

Interest in property is terminated under (please check appropriate statute)

☒ s 867 045 which pertains to property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate (You must provide a copy of the document establishing interest in property)

☐ s 867 046 which pertains to property of a decedent specified in a marital property agreement, survivorship marital property, or a third party confirmation (You must provide a copy of the document establishing interest in property)

Name and return address

CHERYLE K STEEL
4135 W LANCASTER AVE
MILW. WI 53209
118-0183

Parcel Identification Number

Presentation of recorded document establishing interest in real estate

DOCUMENT # VOLUME/REEL PAGE/IMAGE RECORDS/DEEDS

4945028 **877** **858**

Description of the real estate.

☒ See Attached

Description of personal property (if any) being transferred

You may list savings accounts, checking accounts and securities on attached pages Indicate person(s) receiving property

DECLARATION I(We) declare that this document is, to the best of my(our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes
 (If more space is needed, attach pages)

Name and Address (List all remaindermen/ beneficiaries)	Applicant's Interest in Property (ie spouse, remainderman)	Applicant Signature(Notarized) (Print or type name below signature)	Date
EDWARD BROWN 6953 N. 78th CT MILW. WI 53223	SPOUSE	<i>Cheryl K Steel Pulley</i> POWER OF ATTORNEY	09-13-07

This document was drafted
by (print or type name below)STATE OF WISCONSIN, County of
Subscribed and sworn to, before me, on

CHERYLE K STEEL-PULLEY
 by the above named person(s)

NOTE SEE DIRECTIONS
 Wisconsin Register of Deeds
 Association Form HT-110
 Website Version 03/2007

Signature of Notary or other person
authorized to administer an oath (as per
s 706 06, 706 07)

Print or type name

Title

Date Commission Expires

THIS IS A STANDARD FORM ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

EXHIBIT

2

Plaintiff

DOCUMENT NO.

877-40 858

STATE BAR OF WISCONSIN — FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

945028

REGISTER'S OFFICE
Milwaukee County, Wis. } 55
RECORDED AT 355 PMon SEP 12 1975 in
Real 877 Image 258Walter C. Buehler
REGISTER OF DEEDS

RETURN TO

Tax Key # 118-0183
This is not homestead property.TRANSFER
\$12.40
FEEThis Deed, made between Michael D. Rosen and Sidney J. Friedman
and Edward Brown and Mary E. Brown his wife, GrantorWitnesseth, That the said Grantor for a valuable consideration One Dollar
(1.00) and other good and valuable considerations
conveys to Grantee the following described real estate in Milwaukee County,
State of Wisconsin:Lot Thirty-three (33), in Block One (1) in DENBROOK
Being a Resubdivision of Parcel three (3) in Certified
Survey Map No. 2281, in the South East One-quarter (1/4)
and South West One-quarter (1/4) of the North East One-
quarter (1/4) of Section Twenty-one (21), in Township
Eight (8) North, Range Twenty-one (21) East, in the City
Of Milwaukee, County of Milwaukee, State of Wisconsin.Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining.
And Michael D. Rosen and Sidney J. Friedman
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except taxes and assessments
general and special levied and assessed from and after January 1st, 1975, ordinances,
Easements and restrictions of record if any;
and will warrant and defend the same.Executed at Milwaukee, Wisconsin this 9th day of September, 1975

SIGNED AND SEALED IN PRESENCE OF

Michael D. Rosen (SEAL)Sidney J. Friedman (SEAL)Sidney J. Friedman (SEAL)

(SEAL)

Signatures of

authenticated this... day of ... 19...

Title: Member State Bar of Wisconsin or Other Party

Authorized under Sec. 706.06 viz.

Document Number



DOC.# 09492651

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 09/13/2007 04:20PM

JOHN LA FAVE
REGISTER OF DEEDS

AMOUNT: 11.00

This Deed, made between EDWARD BROWN

and CHERYLE K STEEL-PULLEY Grantor,

Grantee
Grantor gives claims to Grantee the following described real estate in
MILWAUKEE County, State of Wisconsin

Lot thirty-three (33), in block one (1)
in DenBrook being a Resubdivision of
Parcel three (3) in Certified Survey
Map No. 2281, in the South East One-
quarter (1/4) and South West One-quarter
(1/4) of the North East One-quarter (1/4)
of Section Twenty-one (21), in Township
Eight (8) North, Range twenty-one (21)
East, in the City of Milwaukee, County
of Milwaukee, State of Wisconsin.

Recording Area

Name and Return Address

CHERYLE K STEEL-PULLEY
4135 W LANCASTER AVE
MILWAUKEE, WI. 53209

118-0183

Parcel Identification Number (PIN)

This _____ homestead property
(is) (is not)

FEE
77.25 (18)
EXEMPT

Together with all appurtenant rights, title and interests

Dated this 4 day of September, 2007

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

CHERYLE K STEEL-PULLEY

Cheryle K Steel-Pulley, P.O.A.

Signatures may be authenticated or acknowledged. Both are not necessary.

ACKNOWLEDGMENT

State of Wisconsin,

Milwaukee County } ss

Personally came before me this 4 day of
September, 2007, the above named
Cheryle K Steel-Pulley, P.O.A.

to
me known as the person _____ who executed the foregoing
instrument and acknowledged the same

Edward Brown

Cheryle K Steel-Pulley

Notary Public, State of Wisconsin

My Commission is permanent (If not, state expiration date)

09/13/2009

* Names of persons signing in any capacity must be typed or printed below their signature

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
FORM No 3 - 1998

Wisconsin Legal Bank Co. Inc.
Milwaukee, Wis

EXHIBIT

3

Plaintiff

I Edward Brown
Being of Sound Mind & before
these Two Witnesses do
relinquish Cheryl K. Steel of any
power or permission to cash
checks or to do anything with
my bank account or financial
affairs. Dated 11/08/07. Effective
Immediately
Edward Brown

Witness: Mary Ann Esser, MSc, LSCW
MARY ANN ESSER, MSc, LSCW

Santa Centala, chaplain
Santa Centala

EXHIBIT

4

Plaintiff

STATE OF WISCONSIN

CIRCUIT COURT :
PROBATE DIVISION

MILWAUKEE COUNTY

IN THE MATTER OF THE ESTATE
OF
EDWARD BROWN

Deceased 10/21/2012

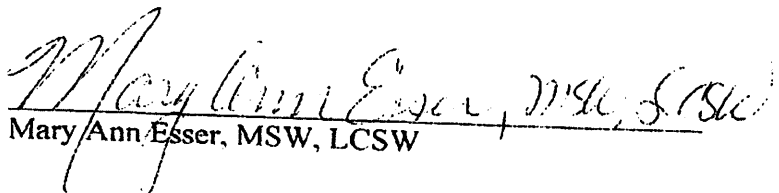
Probate File No: 13-PR-1916

AFFIDAVIT IN SUPPORT OF REVOCATION OF POWER OF ATTORNEY

STATE OF WISCONSIN)
) ss
COUNTY OF MILWAUKEE)

Ms. Mary Ann Esser, being duly sworn on oath :

1. That I am an adult and resident of New Berlin, Wisconsin.
2. That in 2007 I was employed as a social worker by Wheaton Franciscan Healthcare at the Marian Franciscan Center, located at 9632 W. Appleton Avenue, Milwaukee, Wisconsin.
3. That upon information and belief, the decedent, Mr. Edward Brown, had been a patient at the Marian Franciscan Center during my employment at said facility.
4. That upon direction of Mr. Edward Brown, I drafted the document (copy attached), to revoke immediately all financial powers that had been assumed by Cheryle K. Steel (a/k/a Cheryle K. Steel-Pulley).
5. That, as a witness to the attached document I did sign and inscribe my name to said document, on November 8, 2007.
6. That I will, if necessary, make myself available via telephone to be witness to the above at the hearing on July 15, 2015 at 10:00 a.m.
7. That the above Affidavit is made in support of the Motion for Judicial Review of Power of Attorney Conduct by Cheryle K. Steel-Pulley.


Mary Ann Esser, MSW, LCSW

EXHIBIT

5

Plaintiff

Mary Ann Esser, MSW, LCSW
Mary Ann Esser, MSW, LCSW

Subscribed and sworn to before me
this 29 day of July, 2015.

Veronica Maldonado
Notary Public, Milwaukee County, Wisconsin
My Commission exp 03/06/2016

STATE OF WISCONSIN

CIRCUIT COURT :
PROBATE DIVISION

MILWAUKEE COUNTY

IN THE MATTER OF THE ESTATE
OF

EDWARD BROWN

Deceased 10/21/2012

Probate File No: 13-PR-1916

AFFIDAVIT IN SUPPORT OF REVOCATION OF POWER OF ATTORNEY

STATE OF WISCONSIN

)

COUNTY OF MILWAUKEE

) ss

)

Ms. SARITA C. CENTALA, being duly sworn on oath :

1. That I am an adult and resident of Milwaukee, Wisconsin.
2. That in 2007 I was employed as a Chaplain by Wheaton Marian Franciscan Healthcare at the Marian Franciscan Center, Inc, located at 9632 W. Appleton Avenue, Milwaukee, Wisconsin.
3. That upon information and belief, the decedent, Mr. Edward Brown, had been a patient at the Marian Franciscan Center during my employment at said facility.
4. That upon information and belief Mary Ann Esser drafted the enclosed document and I did witness the execution of said document (copy attached) by Mr. Edward Brown, to revoke immediately all financial powers that had been assumed by Cheryle K. Steel (a/k/a Cheryle K. Steel-Pulley).
5. That, as a witness to the attached document I did sign and inscribed my name to said document, on November 8, 2007.
6. That I will, if necessary, make myself available via telephone to be a witness to the above at the hearing on July 15, 2015 at 10:00 a.m.
7. That the above Affidavit is made in support of the Motion for Judicial Review of Power of Attorney Conduct by Cheryle K. Steel-Pulley.


SARITA C. CENTALA, BCC

EXHIBIT

6

Plaintiff

Sarita C. Centala
SARITA C. CENTALA, BCC

Subscribed and sworn to before me
this 1st day of July, 2015.

Dennis R. Murray
Notary Public Milwaukee County, Wisconsin
My Commission 2/26/2017

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

Document Number



DOC.# 09529781

REGISTER'S OFFICE 1 SS
Milwaukee County, WI

RECORDED 11/30/2007 11:12AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #8

This Deed, made between Cheryle K Steel-Pulley
and Edward Brown, Grantor,

_____, Grantee
Grantor, quit claims to Grantee the following described real estate in
MILWAUKEE County, State of Wisconsin

Recording Area

Name and Return Address
CHERYLE K STEEL-PULLEY
4135 W LANCASTER AVE
MILWAUKEE WIS 53209

Lot thirty-three (33) in block one (1) in
DenBrook being a Resubdivision of
parcel three (3) in Certified Survey Map
No. 2281, in the South East one quarter
(Y4) and South West one-quarter (Y4) of
the North East one-quarter (Y4) of section
Twenty-one (21) in Township Eight (8) North
Range twenty-one (21) East, in the City
of Milwaukee, County of Milwaukee,
State of Wisconsin.

Parcel Identification Number (PIN)

This 118-0183 homestead property
(is) (is not)

Together with all appurtenant rights, title and interests

Dated this 28th day of November, 2007

_____, (SEAL)

_____, (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis Stats)

THIS INSTRUMENT WAS DRAFTED BY

CHERYLE K STEEL-PULLEY
Cheryle K Steel-Pulley
(Signatures may be authenticated or acknowledged Both are not necessary)

ACKNOWLEDGMENT

State of Wisconsin,

Milwaukee County } ss

Personally came before me this 28 day of
November, 2007, the above named
Cheryle K Steel-Pulley, POA

_____ to
me known to be the person _____ who executed the foregoing
instrument and acknowledge the same

Christa Goddard
Christa Goddard
Notary Public State of Wisconsin
My commission is permanent (If not, state expiration date
11 2009)

EXHIBIT
7
Plaintiff

* Names of persons signing in any capacity must be typed or printed below their signature

STATE BAR OF WISCONSIN FORM 3 - 1998
QUIT CLAIM DEED

Document Number



DOC.# 09713167

REGISTER'S OFFICE | SS
Milwaukee County, WI

RECORDED 03/19/2009 08:39AM

JOHN LA FAVE
REGISTER OF DEEDS
AMOUNT: 11.00
FEE EXEMPT 77.25 #: 8This Deed, made between EDWARD BROWNand CHERYLE K STEEL-PULLEY Grantor,Grantor quit claims to Grantee the following described real estate in
MILWAUKEE County, State of Wisconsin

Lot thirty-three(33), in block one(1) in Denbrook being a Resubdivision of Parcel three(3) in Certified Survey Map No. 2281 in the South East One-quarter(1/4) and South West one-quarter(1/4) of the North East one-quarter(1/4) of Section Twenty-One(21), in Township Eight(8) North, Range twenty-one(21) East, in the City of Milwaukee, County of Milwaukee, State of, Wisconsin.

Recording Area

Name and Return Address

CHERYLE K STEEL-PULLEY
4135 W LANCASTER AVE
MILWAUKEE E. WI 53209

118-0183-7

Parcel Identification Number (PIN)

This _____ homestead property
(is) (is not)

Together with all appurtenant rights, title and interests

Dated this 7th day of March, 2009

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____

TITLE MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.08, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

CHERYLE K STEEL-PULLEY
Cheryle K Steel-Pulley, P.O.A.
(Signatures may be authenticated or acknowledged Both are not necessary)

Cheryle K Steel-Pulley (SEAL)
Cheryle K Steel-Pulley
Signing: AS POWER OF ATTORNEY (SEAL)
for EDWARD BROWN

ACKNOWLEDGMENT

State of Wisconsin,

Milwaukee County } ss
Personally came before me this 7th day of
March, 2009, the above named
Cheryle K Steel-Pulley, P.O.A.

to
me known to be the person who executed the foregoing
instrument and acknowledge the same?

Kip Marie Mack
Kip Marie Mack
Notary Public, State of Wisconsin
My commission is permanent (if not, state expiration date
April 2011 2011)

EXHIBIT
8
Plaintiff

* Names of persons signing in any capacity must be typed or printed below their signature

QUIT CLAIM DEED

STATE BAR OF WISCONSIN
FORM No 3 - 1998Wisconsin Legal Blank Co. Inc.
Milwaukee, WI

Law Offices of
JOHN F. ZECKEL, S.C
P.O. Box 310
N88 W16551 Main Street
MENOMONEE FALLS, WI 53052-0310
(262) 255-2050 / FAX: (262) 255-2053
E-mail: zeckel_law@sbcglobal.net

John F. Zeckel

Admitted to Practice

*Wisconsin
Illinois*

November 18, 2016

Office of the City Treasurer
City Hall, Room 103
200 East Wells Street
Milwaukee, WI 53202

Re: Estate of Edward Brown
Probate File No: 2013-PR-1916
Tax Key No. 118-0183-7

Dear Treasurer:

Enclosed is our check in the amount of \$18,097.98 to pay the back taxes for the above property on behalf of the Estate of Edward Brown, the owner of the property. In our Probate matter with the court there is a Stipulation and Order that the Estate would pay the back taxes prior to 2015 in order to forestall any additional foreclosure activity while we litigate the ownership of said property.

Please send any receipt for said payment to the above office % The Estate of Edward Brown. If you have any questions concerning this payment do not hesitate to call me directly at (414) 916-5082.

Thank you for your assistance in this matter.

Very Truly Yours,

Barbara A. Henes
Paralegal

cc: Edward Brown Jr
Personal Representative for the Estate

City of Milwaukee Property Tax Search

ACCOUNT TYPE: REAL ESTATE
TAXKEY/ACCOUNT NO.: 118-0183-7
LOCATION OF PROPERTY: 6953 N 78TH CT

OFFICE OF THE CITY TREASURER

CITY HALL, ROOM 103
200 EAST WELLS STREET
MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240 - TDD: (414) 286-2025 - FAX: (414) 286-3186

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.

CHERYLE K STEEL-PULLEY
6953 N 78TH CT
MILWAUKEE WI 53223

PLAT PAGE: 118-16

NO BONDS

* ACTION FLG
201700000

LEVY YEAR	DATE LAST PAID	ASSESSMENT LAND	ASSESSMENT IMPROVEMENTS	TOTAL ASSESSED VALUE	ASSESSMENT CLASS CODE	INTEREST CALCULATION DATE
2015	10/26/2016	23,700	107,200	130,900	RESIDENTIAL	10/31/2016

CITY TAX	SPECIALS	COUNTY TAX	LESS CREDITS	TOTAL NET TAX	ACCOUNT STATUS	INSTALLMENT STATUS
2,960.89	1,171.44	881.95	-212.08	4,802.20	PAID IN FULL/INSTL	201700000

LEVY YEAR	NET CITY	NET COUNTY	INTEREST	PENALTY	COST-FEE	LINE TOTAL
2013	4,029.14	823.68	1,601.43	800.72	0.00	7,254.97 *
2012	4,013.31	872.37	2,198.56	1,099.28	0.00	8,183.52 *
2011	1,433.69	0.00	817.20	408.60	0.00	2,659.49 *

SUMMARY	NET CITY	NET COUNTY	INTEREST	PENALTY	COST-FEE	TOTAL
	9,476.14	1,696.05	4,617.19	2,308.60	0.00	18,097.98 *

For more information about property taxes, you may contact the City of Milwaukee, Office of the City Treasurer, at (414) 286-2240 between 8:15 am - 4:30 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 October 31, 2016 , at 14:25:06.7 from <http://itmdapps.milwaukee.gov/accountBalance/>

IN THE MATTER OF THE ESTATE OF
EDWARD BROWN,

Case No.:2013PR1916

Deceased.

SETTLEMENT AGREEMENT

Pursuant to the agreement read into the record in the above caption case on May 4, 2016, Edward Brown, Jr. ("Edward"), in his capacity as Personal Representative of the Estate of Edward Brown ("Estate"), and Cheryle K. Steel-Pulley ("Cheryle"), stipulate and agree as follows:

1. Upon execution of this agreement Cheryle shall take prompt action to dismiss her pending Chapter 13 bankruptcy case.
2. Upon dismissal of Cheryle's Chapter 13 case, Edward and/or the Estate shall take prompt action to satisfy and discharge all outstanding real estate taxes that pertain to the property located at 6953 N. 78th Court, Milwaukee, Wisconsin (the "Property") and that are outstanding for tax years pre-dating 2015.
3. The parties shall jointly retain an appraiser to appraise the current fair market value of the Property (the "Appraised Value") and shall each be responsible for payment of ½ of the cost of the appraisal.
4. The parties shall jointly retain a real estate agent to list the Property for sale. The initial listing price shall be the Appraised Value of the Property or such other price as the parties may agree upon.

5. Cheryle shall be responsible for payment of all outstanding real estate taxes assessed to the Property for tax year 2015.
6. In the absence of an agreement to the contrary, the parties agree that the listing price of the Property shall be reduced by \$5,000.00 for each successive 60 day period following the date the Property is initially listed for sale.
7. The net proceeds realized from a sale of the Property shall be distributed first to Edward/Estate in a sum equal to the amount paid by Edward/Estate to satisfy outstanding real estate taxes due for tax years predating 2015. Any remaining balance shall be distributed as follows: 65% to the Estate and 35% to Cheryle.
8. The Property may not be sold to a person who is related by blood or marriage to any of the parties, or to an entity established by such person or any entity in which such person possesses an interest, either legal or equitable, unless the purchase price offered equals the Appraised Value of the Property.
9. Cheryle shall cooperate in allowing Edward to remove from the Property those items identified in her response to Interrogatory No. 10 of Edward's Second Set of Written Interrogatories and Request for Production of Documents. Edward and his wife are the only family members that shall be granted access to the Property, and arrangements for removal shall be made through and coordinated with Cheryle's counsel.
10. This agreement sets forth the entire agreement of the parties as to the matters addressed herein. In the event of any discrepancy between the terms of this agreement and the terms read into the record on May 4, 2016, this agreement shall be deemed to superseded and replace such terms.

11. In the event either party commences an action to enforce the terms of this agreement, the prevailing party shall be entitled to an award against the non-prevailing party of the actual attorneys' fees incurred by the prevailing party and all other costs of litigation.

Dated this May __, 2016.

EDWARD BROWN, JR., in his capacity as
Personal Representative of the Estate of Edward
Brown

CHERYLE K. STEEL-PULLEY

Doc. 111