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RECEIVED
MAY 13 2026

WEST ALLIS
CITY ATTORNEY

May 13, 2026

Certified Mail No. 9589 0710 5270 2527 3963 2
CITY OF WEST ALLIS
7525 W GREENFIELD AV
WEST ALLIS WI 53214

RE: Milwaukee County Case No. 2026CV4355
In Rem File **2026** No. **2**

Taxkey Number: 2080842000
Property Address: 5030 N 39TH ST
Parcel: 40

Dear Taxpayer:

The City of Milwaukee has filed a foreclosure action in Milwaukee County Circuit Court under Wisconsin Statute § 75.521 due to delinquent City and County real estate taxes for the property or properties listed above and in this mailing.

If you wish to retain any rights you may have in the property, you must pay the delinquent taxes for levy year **2024** and prior as shown in the attachment, **plus** interest and penalty charges and costs to the City Treasurer's Office at 200 East Wells Street, Room 103 by **July 8, 2026**. **Payment must be made by certified check, cash, or money order.**

The interest, charges, and costs are not shown because they accrue monthly. Please contact the **City Treasurer's Office at (414) 286-2260** for the total amount due and payment instructions. Failure to pay may ultimately result in the City taking title to your property in a tax foreclosure judgment.

The court will appoint a guardian ad litem to represent the interests of any person with an interest in the property who is a minor or has been adjudicated incompetent.

Very truly yours,

A handwritten signature in black ink that reads "Theresa Montag". The signature is written in a cursive, flowing style.

Theresa Montag
Assistant City Attorney

Enclosures
1060-2024-371:



STATE OF WISCONSIN
CIRCUIT COURT
MILWAUKEE COUNTY

In the Matter of the Foreclosure of Tax Liens under Section 75.521, Wisconsin Statutes by the City of Milwaukee, a municipal corporation, List of Tax Liens for 2026 No.1.

The following is a parcel of property affected by delinquent tax liens as shown on the delinquent tax rolls in the Office of the City Treasurer of the City of Milwaukee and the Milwaukee County Treasurer, said list is made and filed pursuant to the provisions of Section 75.521 of the Wisconsin Statutes.

E X H I B I T A

Parcel: 40 Taxkey: 2080842000

Address: 5030 N 39TH ST

Legal: NORTH MILWAUKEE SUBD NO 2 IN SW 1/4 SEC 36-8-21 BL OCK 4 LOT 10

***Interest, Penalty, and Costs must be added to Principal - Call (414) 286-2260 for the Total Due RE 2026-01**

Year	*Principal Amount Due
2024	\$2,285.75
2023	\$3,430.71
2022	\$5,434.18
2021	\$555.84

Owners:
BAYER&SONZ LLC

Mortgages and Other Parties in Interest:
USA, Milwaukee County, State of WI
BEST HML FUND 1, LLC
BEST REI FUNDING LLC
CITY OF WEST ALLIS

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CITY ATTORNEY

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY
IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS PURSUANT TO SEC. 75.521,
WISCONSIN STATUTES, BY THE CITY OF
MILWAUKEE, A MUNICIPAL CORPORATION

NOTICE OF COMMENCEMENT
OF PROCEEDING IN REM TO
FORECLOSE TAX LIENS
BY CITY OF MILWAUKEE
CODE NO. 30405

List of Tax Liens for 2026 No.2

PLEASE TAKE NOTICE that all persons having or claiming to have any right, title or interest in or lien upon the real property described in the List of Tax Liens 2026 No. 2, on file in the office of the Clerk of Circuit Court of Milwaukee County, on the 6th day of May 2026, and hereinabove set forth, are hereby notified that the filing of such list of tax liens in the Office of the Clerk of the Circuit Court of Milwaukee County, constitutes the commencement by said City of Milwaukee, a municipal corporation, of special proceeding in the Circuit Court for said city to foreclose the tax liens therein described by foreclosure proceeding in rem and of tax liens assigned to the city and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of the Circuit Court on the 6th day of May 2026. Such proceeding is brought against the real property therein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments or other legal charges or any part thereof.

TAKE FURTHER NOTICE that all persons having or claiming to have any right, title or interest in or lien upon real property described in the said list of tax liens are hereby notified that such list of tax liens has been posted in the office of the City Treasurer of the City of Milwaukee

and will remain posted for public inspection up to and including the July 8, 2026, which date is hereby fixed as the last day for redemption.

NOTICE OF COMMENCEMENT

TAKE FURTHER NOTICE that any person having or claiming to have any right, title or interest in or lien upon any such parcel or parcels may, on or before said July 8, 2026, redeem delinquent tax liens by paying to the City Treasurer of the City of Milwaukee, the amount of all such unpaid tax liens including assigned county tax liens and in addition thereto, all interest and penalty which has accrued on said unpaid tax liens, computed to and including the date of redemption, plus the reasonable costs that the said city incurred to initiate the proceedings plus the person's share of the reasonable costs of publication under sub. (6).

CITY OF MILWAUKEE
a municipal corporation

By 
ERIKA N. MARTINEZ
Special Deputy City Treasurer

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

IN THE MATTER OF THE FORECLOSURE
OF TAX LIENS PURSUANT TO SEC. 75.521,
WISCONSIN STATUTES, BY THE CITY OF
MILWAUKEE, A MUNICIPAL CORPORATION

Case No. 26-CV-4355

Case Code: 30405

List of Tax Liens for 2026 No.2

PETITION FOR FORECLOSURE OF TAX LIENS

NOW COMES the City of Milwaukee, a municipal corporation, a city of the first class, by its attorneys, Evan C. Goyke, City Attorney, by Theresa A Montag, Assistant City Attorney, and files a list of tax liens of the City of Milwaukee attached hereto, incorporated herein, and designated Exhibit "A" and alleges and shows to the court as follows:

1. That the City of Milwaukee (hereinafter referred to as the City) is a city of the first class operating under special charter and is authorized by law to collect and sell its own taxes.
2. That said taxes, if not paid by January 31 following the tax year become delinquent January 31 following the tax year and the City by law has obtained a tax sales certificate for each and every parcel listed in Exhibit A.
3. That one (1) year has elapsed since the acquisition by the City of the tax sale certificates.
4. That the City has by Charter Ordinance attached hereto, incorporated herein and designated Exhibit "B", adopted by the Common Council of said City on the 13th day of September, 1948, elected, whenever it deems it proper to proceed under Sec. 75.521 of the Wisconsin Statutes, in relation to the enforcement of the collection of tax liens by In Rem Procedure.

5. That the City is authorized by law, Sec. 66.30, Stats., to enter into an intergovernmental cooperation agreement for the joint exercise of the duty and power required and authorized regarding real estate taxes with Milwaukee County (hereinafter referred to as the County).
6. That the City has entered into a duly executed intergovernmental agreement with the County whereby the City is empowered to proceed under Sec. 75.521, Stats., relative to all tax certificates assigned the City by the County which affect tracts of land located within the City.
7. That the County has assigned all its tax certificates relative to tracts of land located within the City wherein one (1) year has elapsed since the acquisition by the County of the tax certificates and has by ordinance elected to adopt the provisions of Sec. 75.521, Stats.
8. That the City Treasurer of the City of Milwaukee, has on the 6th day of May 2026, filed a list of tax liens with the Clerk of Circuit Court of Milwaukee County, a copy of which is attached hereto, incorporated herein and designated Exhibit "A".
9. That the name of all municipalities and governmental units or subdivisions, other than the City, having any right, title or interest in the above described lands, or in the tax liens, or the proceeds thereof, are as follows, to wit:
 - a. The State of Wisconsin has an interest in said lands as hereinabove set forth by virtue of determined but unpaid inheritance tax liens; filed and non-outlawed income tax warrants; or judgments docketed in the County of Milwaukee, State of Wisconsin; and
 - b. The United States of America has an interest in the said lands as hereinabove set forth by virtue of judgments docketed in the United States District Court for the Eastern District of Wisconsin.

WHEREFORE, the City of Milwaukee, petitioner herein, prays for final judgment ordering and adjudging that petitioner is vested with an estate in fee simple, absolute, subject to costs and to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on Exhibit "A" and subject to all recorded restrictions as provided by Sec. 75.14(4), Wis. Stats., and further, that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees and nonresidents who may have had any right, title, interest, claim, lien or equity of redemption in such lands, are forever barred and foreclosed of such right, title, interest, claim, lien or equity of redemption in each of the said-described parcels of land in the City of Milwaukee, County of Milwaukee, which remain unredeemed or for which no answer pursuant to Sec. 75.521(10), Wis. Stats., is filed.

Dated at Milwaukee, Wisconsin, this 6th day of May 2026.

EVAN C. GOYKE
City Attorney

Electronically signed by Theresa A. Montag

ADDRESS:
200 E. Wells St. Rm 800
Milwaukee, WI 53202
Tel: (414) 286-2603
Fax: (414) 286-8550
Email: tmonta@milwaukee.gov

Theresa A. Montag
Assistant City Attorney
State Bar No. 1119511
Attorneys for the City of Milwaukee

*These delinquent tax liens previously listed are subject to interest on the principal sum of each tax lien computed at the rate of 1% per month from February 1 immediately following the tax year of the delinquent tax lien to date of redemption and an additional ½% per month as penalty on all listed tax liens computed from February 1, immediately following the tax year of the delinquent tax lien to the date of redemption.

AFFIDAVIT OF VERIFICATION

STATE OF WISCONSIN)
MILWAUKEE COUNTY)

ERIKA N. MARTINEZ, being first duly sworn, says that she is the Special Deputy City Treasurer of the City of Milwaukee, a municipal corporation of the State of Wisconsin; that she has read the foregoing list of liens and the same is true based on information received from subordinates in this office and the official tax roll of the City of Milwaukee and reports furnished to this office from Capital Title and Closing Services and from information and records received from the Office of the Treasurer of Milwaukee County, all made in the regular course of their duty.

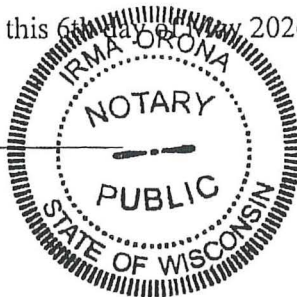


ERIKA N. MARTINEZ
Special Deputy City Treasurer

Subscribed and sworn to before me on this 6th day of February, 2026



Irma Orona
Notary Public, State of Wisconsin
My commission expires: 4/26/2029



City of Milwaukee
General Certification

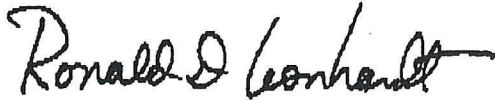
200 E. Wells Street
Milwaukee, Wisconsin 53202

State of Wisconsin

I hereby certify that the following is a true and exact copy of Common Council File Number 48-868 which was adopted by the Milwaukee Common Council on September 13, 1948, page 958 of the 1948-1949 Journal of Proceedings.

CERTIFIED COPY OF CHARTER ORDINANCE 48-868

Dated: June 3, 2003



Ronald D. Leonhardt
City Clerk



FILE NUMBER 48-868

A CHARTER ORDINANCE

Electing to proceed under Section 75.521, Wisconsin Statutes, in relation to the enforcement of collection of tax liens.

The Mayor and Common Council of the City of Milwaukee do ordain as follows:

Section 1. The City of Milwaukee, a municipal corporation, elects to adopt the provisions of Section 75.521, Wisconsin Statutes of 1947, for the purpose of enforcing tax liens in such city in the cases where the procedure provided by such section is applicable.

Sec. 2. This is a charter ordinance and shall take effect sixty days after its passage and publication, unless within such sixty days a referendum petition shall be filed as provided by subsection (5) of Section 66.01 of the Wisconsin Statutes, in which event this ordinance shall not take effect until submitted to a referendum and approved by a majority of the electors voting thereon.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



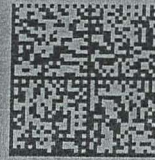
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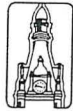
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City
of
Milwaukee

OFFICE OF THE CITY TREASURER

200 East Wells Street - Room 103
Milwaukee, Wisconsin 53202

TO

CITY OF WEST ALLIS
7525 W GREENFIELD AV
WEST ALLIS WI 53214

