

**EVAN C. GOYKE**  
City Attorney

**MARY L. SCHANNING**  
**ROBIN A. PEDERSON**  
**NAOMI E. SANDERS**  
**JULIE P. WILSON**  
Deputy City Attorneys



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Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

RECEIVED  
APR 06 2026  
WEST ALLIS  
CITY ATTORNEY

April 1, 2026

Certified Mail No. 9589 0710 5270 2527 4445 7  
CITY OF WEST ALLIS  
7525 W GREENFIELD AVE  
WEST ALLIS WI 53214

RE: Milwaukee County Case No. 2026CV2716  
In Rem File 2026 No. 1

Taxkey Number: 2290629100  
Property Address: 3825 W HAMPTON AV  
Parcel: 72

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 **May 27, 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: 72 Taxkey: 2290629100

Address: 3825 W HAMPTON AV

Legal: NORTH MILWAUKEE LAWNDAL NO 1 IN NW 1/4 SEC 1-7-21 BLOCK 2 (LOT 7 & W 15' LOT 6) EXC N 12' FOR ST

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

Year	*Principal Amount Due
2023	\$6,796.76
2024	\$7,762.94

Owners:  
ESTATE OF JERALEAN JOHNSON

Mortgages and Other Parties in Interest:  
USA, Milwaukee County, State of WI  
CITY OF WEST ALLIS  
WILLIE JOHNSON

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

MILWAUKEE COUNTY  
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.1

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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. 1, on file in the office of the Clerk of Circuit Court of Milwaukee County, on the 25th day of March 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 25th day of March 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

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

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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-2716

Case Code: 30405

List of Tax Liens for 2026 No.1

**PETITION FOR FORECLOSURE OF TAX LIENS**

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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 13<sup>th</sup> 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.

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 25th day of March 2026.

EVAN C. GOYKE  
City Attorney

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

*Electronically signed by Theresa A. Montag*

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

**City of Milwaukee**  
**General Certification**

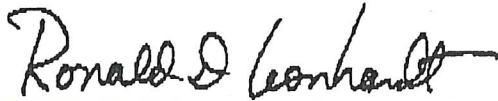
200 E. Wells Street  
Milwaukee, Wisconsin 53202

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



**EXHIBIT B**

*FILE NUMBER 48-868*

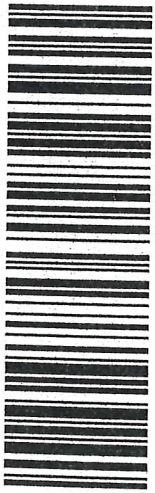
**A CHARTER ORDINANCE**

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.



9589 0710 5270 2527 4445 79



**OFFICE OF THE CITY TREASURER**  
200 East Wells Street - Room 103  
Milwaukee, Wisconsin 53202

**TO**

**CITY OF WEST ALLIS**  
**7525 W GREENFIELD AVE**  
**WEST ALLIS WI 53214**

ZIP 53202 \$010.73<sup>0</sup>  
02 7W  
0008045302 MAR 31 2026

U.S. POSTAGE PITNEY BOWES  
0382

REDATE APR. 01. 2026

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Certified Mail No. 9589 0710 5270 2527 4445 7 File 2026 No.1

P:72 Taxkey: 2290629100

**CITY OF WEST ALLIS**  
**7525 W GREENFIELD AVE**  
**WEST ALLIS WI 53214**

2. Article

**9589 0710 5270 2527 4445 79**

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  Addressee
- B. Received by (Printed Name)  Date of Delivery

D. Is delivery address different from item 1?  
If YES, enter delivery address below:  Yes  No

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3825, OCT 2007 (REV. 03-01-2005) 5000-108-0000