City of West Allis

Meeting Agenda

Common Council

Mayor Dan Devine, Chair
Alderpersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass,
Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling,
Daniel J. Roadt, Ray Turner and Martin J. Weigel

Tuesday, March 10, 2026 **7:00 PM** **City Hall, Common Council Chambers**
7525 W. Greenfield Ave.

REGULAR MEETING

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

Led by Ald. Novak.

D. PUBLIC HEARINGS

1. 2026-01169 Conditional Use Permit for Divine Covenant Church, a proposed Religious Institution use, at 10533 W. National Ave.

2. 2026-02262 Conditional Use Permit for Scholars First Education, a proposed Group Childcare Center use, at 6014 W. Lincoln Ave.

3. 2026-02582 Conditional Use Permit for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St.

E. PRESENTATIONS

4. 2026-03701 Presentation by Milwaukee County regarding recommendations of the Future State Project.

Recommendation: Discussion Purposes Only

Attachments: Milwaukee County Future State DRAFT Recommendations_March 2026

F. PUBLIC PARTICIPATION

The Common Council may receive information from members of the public during this 30-minute period. Each speaker must announce to the council his or her name and address, sign in at the podium, and limit comments to one statement of no more than 5 minutes. The council cannot take action on topics raised by speakers and will not discuss topics with speakers.

G. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

New and Previous Matters referred to Committees may be considered and acted upon by Committees during the Common Council recess. Unless otherwise announced during the meeting, the Standing Committees of the Common Council will meet during recess in the following rooms and in the following order:

Art Gallery – Administration & Economic Development

Room 128 – Public Safety & Public Works

The general public may contact the Committee Chair relative to an agenda item of interest that could be discussed or acted on during the recess meetings simultaneously occurring in different conference rooms. Additionally, if a member has interest in multiple agenda items which are scheduled for discussion or action during the recess meetings simultaneously occurring, they should contact the chair of the committee to inform of such interest.

H. MAYOR'S REPORT

This item is a report from the Mayor to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

I. ALDERPERSONS' REPORT

This item is a report from individual Alderpersons to the public regarding recent events attended, awards and commendations, and upcoming events. No discussion or action shall take place by members of the Council unless otherwise listed below.

J. APPROVAL OF MINUTES

5. 2026-04273 February 24th, 2026 Common Council Minutes.

Recommendation: Approve

Attachments: 2026-02-24 CC Minutes

K. STANDING COMMITTEE REPORTS

None.

L. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

6. R-2026-2082 Resolution to approve the bid of Pro Electric, Inc. for street lighting conversion at various locations in the City of West Allis for $1,505,607.40.

Recommendation: Adopt

Sponsors: Public Works Committee

Attachments: Res_R-2026-2082

7. R-2026-2408 Resolution to approve the acceptance of a Law Enforcement Drug Trafficking Response Grant from the Wisconsin Department of Justice in the amount of $32,104 for the investigation and response to drug trafficking.

Recommendation: Adopt

Sponsors: Alderperson Haass

Attachments: Res_R-2026-2408

R-2026-2408 - Grant Award Document

8. R-2026-2493 Resolution accepting the work of LaLonde Contractors, Inc. for street reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2025 Project No. 21 for final payment of $7,215.65.

Recommendation: Adopt

Sponsors: Public Works Committee

Attachments: Res_R-2026-2493

9. R-2026-2531 Resolution accepting work of C.W. Purpero, Inc. for urban soil decompaction and authorizing and directing settlement of said contract in accordance with contract terms of 2024-2 for final payment of $26,620.00.

Recommendation: Adopt

Sponsors: Public Works Committee

Attachments: Res_R-2026-2531

10. R-2026-2497 Resolution granting a Privilege to Holdum 2, LLC for property located at 8629-33 W. Greenfield Ave./1404-06 S. 87th St. (Tax Key No. 451-0027-000).

Recommendation: Adopt

Attachments: Res_R-2026-2497

11. R-2026-2541 Resolution granting a Privilege to MCH Properties, LLC for property located at 6125-29 W. Greenfield Ave. (Tax Key No. 454-0062-000).

Recommendation: Adopt

Attachments: Res_R-2026-2541

12. R-2026-2563 Resolution to adjust rental times and fees for the Liberty Heights Park Pavilion.

Recommendation: Adopt

Attachments: Res_R-2026-2563

13. 2026-03358 Class B Tavern Seasonal Temporary Premise and Public Entertainment Extension request for Joe Lynch, d/b/a Lynch's, 2300 S. 108th St. for outdoor dining with entertainment/music from Friday, May 22nd, 2026 until Monday, September 7th, 2026. (TEMP-26-3)

Recommendation: Grant

Attachments: TEMP-26-3 - App Summary

14. 2026-04223 Finance Director/Comptroller report for February 2026 indicating City of West Allis checks issued.

Recommendation: Place on File

Attachments: Monthly Claims Report - February 2026

15. 2026-03873 Claim by Angela Artuso for property damage in the 1700 block of S. 72nd St. on December 2nd, 2025.

Recommendation: Refer to City Attorney

Attachments: 2026-03873 - Claim - Artuso

16. 2026-04201 Claim by David Badillo for property damage at 845 S. 86th St. on February 15th, 2026.

Recommendation: Refer to City Attorney

Attachments: 2026-04201 - Claim - Badillo

17. 2026-04251 Claim regarding a foreclosure of mortgage (2026CV000649) for property at 2510 W. Juneau Ave., Milwaukee, WI 53233.

Recommendation: Refer to City Attorney

Attachments: East Town Management LLC Foreclosure 26CV000649

18. 2026-04254 Claim regarding a foreclosure of mortgage (2026CV001399) for property at 1750 S. 61st St.

Recommendation: Refer to City Attorney

Attachments: Smith Foreclosure 26CV001399

Smith Foreclosure 26CV001399 to CDA

19. 2023-0001 Claim by the Estate of Ky'reelle Riley by Gabrielle Riley, and Gabrielle Riley, Individually, regarding personal injury at 2820 S. 81st St. Apt 1 and inside ambulance unit on August 24th, 2022.

Recommendation: Place on File

Attachments: 2023-0001 Claim - Riley

Claims Report-March 10, 2026

20. 2025-12676 Claim by LaFreddria Hannible regarding vehicle towing at the West Allis Public Library on November 11th, 2025.

Recommendation: Deny

Attachments: 2025-12676 - Claim - Hannible
Claims Report-March 10, 2026

21. 2026-00147 Claim by Gabriela Garcia for property damage that occurred on November 24th, 2025 at 1583 S. 77th St.

Recommendation: Deny

Attachments: 2026-00147 - Claim - Garcia
Claims Report-March 10, 2026

22. 2026-00776 Claim by Catherine Froemke for personal injuries that occurred at S. 72nd St. and W. Hayes Ave. on October 15th, 2025.

Recommendation: Deny

Attachments: 2026-00776 - Claim - Froemke
Claims Report-March 10, 2026

23. 2026-01429 Claim by Bruce W. Krueger regarding property damage at 6923 W. National Ave. on December 26th, 2025.

Recommendation: Deny

Attachments: 2026-01429 - Claim - Krueger
2026-01429 - Claim - Krueger - Accident Report
Add'l Claim Requests from Ins-Krueger Claim
Claims Report-March 10, 2026

24. 2026-01502 Claim by The Claims Center, LLC on behalf of Verizon Business regarding property damage at 7500-7540 W. Oklahoma Ave. on November 20th, 2024.

Recommendation: Deny

Attachments: 2026-01502 - Claim - Claims Center LLC for Verizon
Claims Report-March 10, 2026

25. 2026-04300 Reappointment by Mayor Devine of Darren Rausch, Elizabeth Suezler, and Barbara Hart to the Library Board for a three-year term to expire March 10th, 2029.

Recommendation: Approve

M. COMMON COUNCIL RECESS

N. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

26. R-2026-2565 Resolution to create tiered fee structure for matters before the Administrative Appeals Review Board.

Recommendation: Adopt

Sponsors: Alderperson Weigel

Attachments: Res_R-2026-2565

27. 2023-0549 Claim by Eugene Faust for alleged physical injury at S. 124th and National Ave. on or about July 11th, 2023.

Attachments: 2023-0549 - Claim - Faust, Eugene 8.22.23

2023-0549 - Claim - Faust, Eugene 12.19.23

2023-0549 Faust, Eugene - Filed SC

2023-0549 Claim - Faust, Eugene - Filing Notice

For agenda item #27, the Administration Committee may convene in closed session pursuant to the provisions of Wis. Stat. Section 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Administration Committee may reconvene in open session after completion of the closed session to consider the balance of the agenda.

PUBLIC WORKS COMMITTEE

ECONOMIC DEVELOPMENT COMMITTEE

28. 2026-04260 Application by Third Space Brewing, LLC for full-service retail sales at 1540 S. 62nd Street. Agent: Andy Gehl

Attachments: ab-105f West Allis Beer Garden 2026

Exhibit A - Floor Plan

Exhibit B - Unlimited Transfer Full-Service Retail License

29. R-2026-2533 Resolution to approve seasonal lease agreement with Third Space Brewing, LLC for operation of a beer garden at Liberty Heights Park.

Recommendation: Adopt

Attachments: Res R-2026-2533

Beer Service Agreement - West Allis Beer Garden Proposal 3.5

Exhibit A - Diagram

Exhibit B - Unlimited Transfer Full-Service Retail License

30. 2026-03556 New Class B Tavern and Public Entertainment License for Rupena's Inc DBA Rupena's Fine Foods, 7641 W. Beloit Rd. Agent: Maria Rupena. (ALC-26-4)

Attachments: 2026-03556 - Rupena - App Summary
2026-03556 - Rupena - Floor Plan
2026-03556 - Rupena - Hearing Notice

Premises currently hold a Class A license. Agent: Maria Rupena.

31. 2026-01169 Conditional Use Permit for Divine Covenant Church, a proposed Religious Institution use, at 10533 W. National Ave.

32. 2026-02262 Conditional Use Permit for Scholars First Education, a proposed Group Childcare Center use, at 6014 W. Lincoln Ave.

33. 2026-02582 Conditional Use Permit for Discovering Scholars Academy, a proposed Group Child Care Center, at 1568 S. 81st St.

PUBLIC SAFETY COMMITTEE

34. 2026-03878 Special Event & Temporary Extension of a Class B premise request for Paulie's Pub and Eatery, hosting various events between May 22nd, 2026 and September 30th, 2026 from 10:00 a.m. to 10:00 p.m., to be held at 8031 W. Greenfield Ave. (SPEV-26-4 & TEMP-26-2) Applicant: Kristine Budiac

Attachments: 2026-03878 - Hearing Notice
2026-03878 - App Summary

35. 2025-4356 Renewal application of a Class B Tavern and Public Entertainment License for Manny's Bourbon Bar & Grill, 6300 W. Lincoln Ave. (Agent: Deisy Godoy).

Attachments: ALC-24-4 - Godoy - Hearing Notice
ALC-24-4 - Godoy - Hearing Notice - 2nd
ALC-24-4 - Godoy - Hearing Notice - 3rd

O. ADJOURNMENT



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NOTICE OF POSSIBLE QUORUM

It is possible that members of, and possibly a quorum of, members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

Future State Model Draft Recommendations

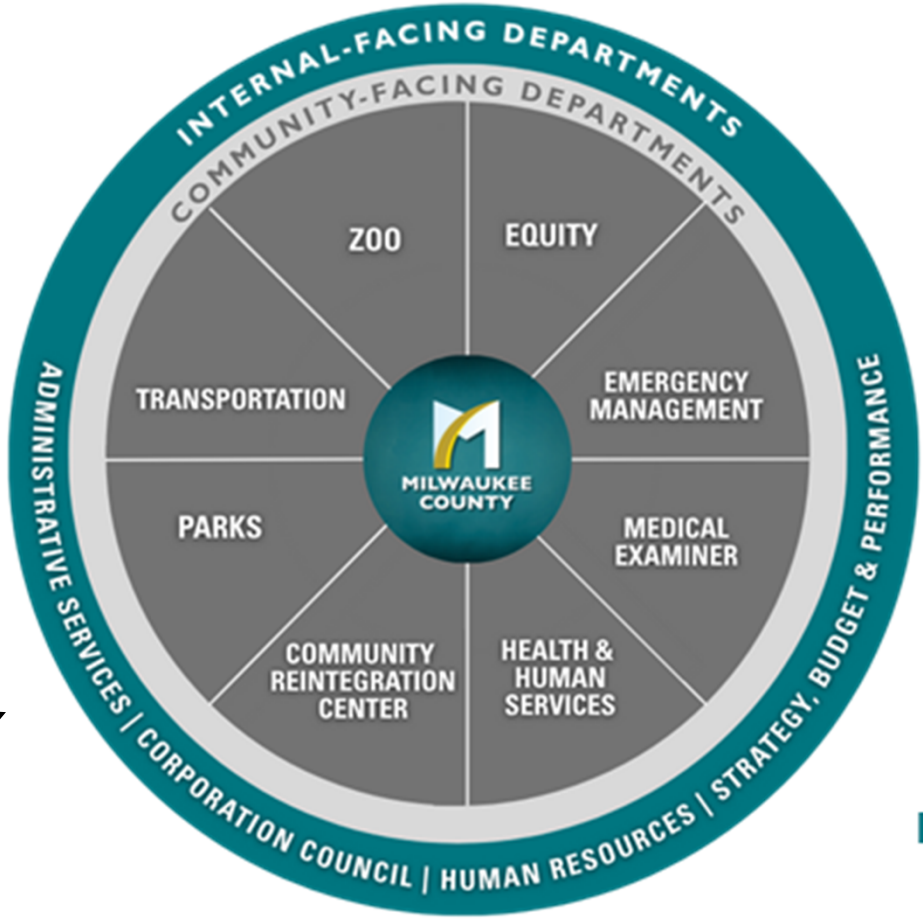
March 2026

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MILWAUKEE COUNTY

What is Milwaukee County?

- 18 County Supervisors
- 8 elected offices:
  - Clerk of Circuit Court
  - Comptroller
  - County Clerk
  - District Attorney
  - Register of Deeds
  - Sheriff
  - Treasurer
  - County Executive
- Hundreds of services



MILWAUKEE COUNTY

Project Background

Project Purpose

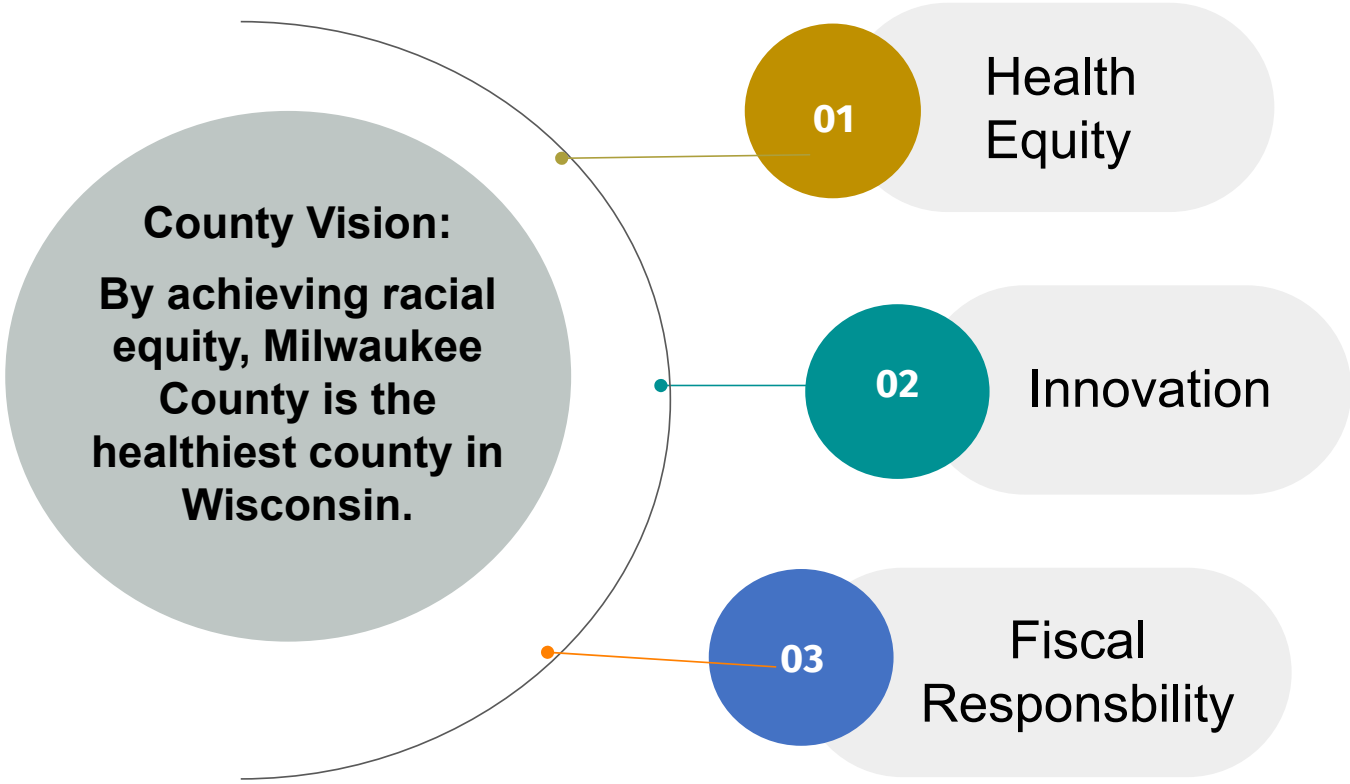
The Future State project grew out of the County's vision: **to become the healthiest county in Wisconsin by achieving racial equity.**

The Milwaukee County Future State Project will enable us to **reimagine** how we best serve Milwaukee County residents.

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MILWAUKEE COUNTY

Project Goals



BerryDunn | KAIRO communications

MILWAUKEE COUNTY

Why Equity Matters

Milwaukee County is working to ensure that **access, opportunity, and prosperity are available to all**, which can enhance County assets and strengthen the whole community.



We focus on equity to ensure we are **uplifting more people – not less.** We do that by ensuring we meet the needs of **people who live across our County, including:**

- Older adults
- Veterans
- Youth
- People with disabilities
- Other dimensions of identity like race, gender, religion, income, and geography

MILWAUKEE COUNTY

Draft Future State Recommendations

Draft Public Health and Social Services Recommendations

Recommendation	Benefits to People and the Community
1. Unified, Equity-Driven Public Health System	Equal access to health services across Milwaukee County and improved health and health outcomes for county residents.
2. No Wrong Door	Everyone in Milwaukee County can get help easily, no matter what office they visit.
3. Integrated Case Management	Provides a full picture of each person receiving services so the County and its partner service providers can tailor programs and services to better meet individual needs.
4. Mobile Service Delivery and Community Navigators	Mobile vans and pop-up stations travel to neighborhoods with the highest level of unmet needs, increasing access for residents who need the most help.
5. More Funding for the Birth to Three Program	Children at the earliest stage of life get the support they need to learn, grow and thrive.

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MILWAUKEE COUNTY

Draft Housing Recommendations

Recommendation	Benefits to People and the Community
6. Unified, Integrated Prevention-Focused Housing System	Brings together all services and programs in the region to help make sure residents have homes and can stay safely housed.
7. Rapid Access to Safe and Appropriate Housing for Youth	Groups serving youth work together in one connected system to make sure housing comes first, not last.
8. Housing Stability for Older Adults	Housing becomes a main focus so people can stay in their homes and easy to solve problems do not become emergencies.

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MILWAUKEE COUNTY

Draft Community Engagement Recommendation

Recommendation	Benefits to People and the Community
9. Enhanced Community Engagement and Understanding of County Services	Residents understand what the County does and have more power in shaping important decisions about budgets, rules, programs and services.

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MILWAUKEE COUNTY

Draft Criminal Justice/Legal Services Recommendations

Recommendation	Benefits to People and the Community
10. Increased Access to Legal Resources	Better legal support for residents going through the civil court system and more stable lives for families.
14. Criminal Justice/Public Safety Recommendation - Placeholder	

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MILWAUKEE COUNTY

Draft Transit Recommendation

Recommendation	Benefits to People and the Community
11. Regional Transit Authority	Extends transit services regionwide, improving access for all residents of the county, particularly those with less money and special needs.

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MILWAUKEE COUNTY

Draft Parks and Zoo Recommendation

Recommendation	Benefits to People and the Community
12. A Special Purpose District for Parks and Zoo	Provides dedicated tax levy funding to pay for daily operations and long-needed repairs and improvements, protecting a highly valued resource for county residents.

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MILWAUKEE COUNTY

Draft County Operations/Governance Recommendations

Recommendation	Benefits to People and the Community
13. Shared Services	The County, City of Milwaukee and other local governments consolidate services to lower costs, share resources, and make better use of public dollars.
15. County Governance/Board Structure Recommendation – Placeholder	
16. Revenue/Taxation/Growth Recommendation - Placeholder	

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MILWAUKEE COUNTY

Questions?

QR Code for Online Survey

Discussion Questions

- What are your initial thoughts about this recommendation / proposed change?
- In what ways do you think this proposed recommendation will help you, your family, or the community?
- What concerns, if any, would you have if Milwaukee County moved forward with this change?
- What, if anything, would you change about this recommendation to make it more effective/helpful?

QR Code for Online Survey



MILWAUKEE COUNTY

BerryDunn

KAIRO COMMUNICATIONS

City of West Allis

Meeting Minutes

Common Council

Mayor Dan Devine, Chair
Alderpersons: Suzzette Grisham, Kimberlee Grob, Kevin Haass, Chad Halvorsen, Danna Kuehn, Patty Novak, Marissa Nowling, Daniel J. Roadt, Ray Turner and Martin J. Weigel

Tuesday, February 24, 2026 | **7:00 PM** | **City Hall, Common Council Chambers, 7525 W. Greenfield Ave.**

REGULAR MEETING

A. CALL TO ORDER

Mayor Devine called the meeting to order at 7:01 p.m.

B. ROLL CALL

Present 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

C. PLEDGE OF ALLEGIANCE

Ald. Kuehn led the Pledge of Allegiance.

D. PUBLIC HEARINGS & PRESENTATIONS

1. O-2026-0020 Ordinance to amend front setback for accessory dwelling units and further define other residential accessory structures.

Sponsors: Alderperson Turner

Steve Schaer, City Planning Director, presented.

2. R-2026-1466 Final Resolution authorizing public improvement concrete construction, concrete reconstruction and/or asphalt resurfacing and replacement of private side lead water service laterals in various locations and levying special assessments against benefited properties.

Melinda Dejewski, City Engineer, and Rob Hutter, Assistant City Engineer, presented.

Public comments:
- Charles Rooney, 1668 S. 60th St.
- Janet Johnson, 2554 S. 78th St.
- Donald Gall, 2630 S. 78th St.
- Jackie Wild, 2610 S. 78th St.

3. 2026-02931 Presentation by Third Space Brewing regarding proposal to host a Beer Garden at Liberty Heights Park.

Andy Gehl, Co-founder & President of Third Space Brewing, and Kara Olds, Event Manager at Third Space Brewing, presented.

Public comments:
- Citlali Mendieta-Ramos, Antigua Restaurant
- Neil Steffek, 1902 S. 68th St.
- Jean Hansen, 974 S. 57th St.

E. PUBLIC PARTICIPATION

Katie Wagner, 2174 S. 69th St., provided comments on West Allis Police Department standard 2.2.8.

F. ANNOUNCEMENT OF RECESS MEETINGS OF STANDING COMMITTEES

Mayor Devine announced that the following Standing Committees would meet during recess: Administration, Economic Development, Public Safety, and Public Works.

G. MAYOR'S REPORT

For Black History Month, Mayor Devine provided a brief biography of Thurgood Marshall, the first black U.S. Supreme Court Justice.

H. ALDERPERSONS' REPORT

Ald. Nowling reminded District 2 residents that her and Ald. Halvorsen will hold office hours at Story Keepers Books on February 26 from 6 p.m. to 7:30 p.m.

I. APPROVAL OF MINUTES

4. 2026-03160 February 10th, 2026 Common Council Minutes.

YouTube link: https://www.youtube.com/user/westalliscitychannel/videos

Ald. Haass moved to approve the minutes. Ald. Grisham seconded. Motion carried.

J. STANDING COMMITTEE REPORTS

K. ITEMS NOT REFERRED TO COMMITTEE (CONSENT AGENDA)

Passed The Block Vote

Ald. Haass moved to approve the Consent Agenda, items #5 - #27. Ald. Kuehn seconded. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

5. O-2026-0079 Ordinance to increase compensation rate for Election officials.

Sponsors: Alderperson Nowling and Alderperson Halvorsen

Passed

6. R-2026-1331 Resolution to amend the Health department organizational chart to realign full-time and part-time positions between Public Health Nurse and Environmentalist classifications.

Adopted

7. R-2026-1301 Resolution authorizing the purchase of a replacement virtual server and backup system from CDW-G for $100,020.

Sponsors: Alderperson Haass

Adopted

8. R-2026-1662 Resolution authorizing the execution of a contract with Voya for stop loss coverage for the plan year from March 1st, 2026, through February 28th, 2027.

Adopted

9. R-2026-1573 Resolution accepting the proposal of Visual Impact Lighting for furnishing and delivering luminaires with shorting caps for a total of $70,930.

Adopted

10. R-2026-1203 Resolution accepting the work of Globe Contractors, Inc. for storm sewer spot relay and authorizing and directing settlement of said contract in accordance with contract terms of 2025 Project No. 9 for final payment of $500.00.

Adopted

11. R-2026-1309 Resolution accepting the work of LaLonde Contractors, Inc. for street reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 5 for final payment of $2,000.

Adopted

12. R-2026-1319 Resolution accepting the work of LaLonde Contractors, Inc. for street reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2025 Project No. 7 for final payment of $500.

Adopted

13. R-2026-1378 Resolution accepting the work of LaLonde Contractors, Inc. for street reconstruction and authorizing and directing settlement of said contract in accordance with contract terms of 2024 Project No. 6 for final payment of $2,000.

Adopted

14. R-2026-1451 Resolution accepting the work of State Contractors for traffic calming and pedestrian improvements and authorizing and directing settlement of said contract in accordance with contract terms of 2025 Project No. 3 for final payment of $2,405.85.

Sponsors: Public Works Committee

Adopted

15. R-2026-1297 Resolution granting a Privilege to Z's Bar, LLC for property located at 6309-11 W. National Ave. (Tax Key No. 454-0093-000).

Adopted

16. R-2026-1298 Resolution granting a Privilege to Juan Sendejo for property located at 6402-04 W. National Ave. (Tax Key No. 454-0186-001).

Adopted

17. R-2026-1299 Resolution granting a Privilege to Odd-E's Pub LLC for property located at 8812 W. Greenfield Ave. (Tax Key No. 442-0547-000).

Adopted

18. R-2026-1300 Resolution granting a Privilege to 7913 Becher LLC for property located at 7911-21 W. Becher St. (Tax Key No. 477-0211-001).

Adopted

19. 2024-0595 Claim by SS Land LLC for a money judgment at 2121 S. 55th St. (474-0264-005).

Placed on File

20. 2025-3346 Claim by Aurora-West Allis Memorial for property damage on April 26th, 2025 at 8901 W. Lincoln Ave.

Placed on File

21. 2025-4979 Claim by Schaff Funeral Home regarding property damage at 5920 W. Lincoln Ave. on June 4th, 2025.

Placed on File

22. 2025-6466 Claim by Jessica and Heidi Doering for property damage at 2202 S. 82nd St. on August 16th, 2025.

Placed on File

23. 2026-02606 Claim by Maria Espinoza regarding property damage at 8227 W. Becher St. on December 14th, 2025.

Referred to City Attorney

24. 2026-03185 Claim by Travelers Insurance on behalf of LaLonde Contractors regarding property damage at 643 S. Oak Park Ct. on October 23rd, 2025.

Referred to City Attorney

25. 2026-02935 Renewal applications for Pawn Shop, Secondhand Stores, and Secondhand Jewelry Dealers for:

MAS LLC, DBA Mass Musik, 10220 W. Greenfield Ave., Agent: Michael Soiney.
Shallow Jewelers LLC, DBA Shallow Jewelers, 8919 W. Greenfield Ave., Agent: Dean Shallow.
Diane's Designs, 7344 W. Greenfield Ave., Agent: Diane Latinovich.

Granted

26. 2026-03184 Reappointment by Mayor Devine of Sagar Tolani to the West Allis Capital Improvement Committee for a 3-year term to expire February 24th, 2029.

Approved

27. 2026-03110 Reappointment by Mayor Devine of Eric Torkelson and Sagar Tolani to the Capital Improvement Parks Subcommittee for a 2-year term to expire February 24th, 2028.

Approved

L. COMMON COUNCIL RECESS

Ald. Haass moved that the Council recess until completion of the Standing Committee meetings. Ald. Kuehn seconded. Motion carried.

The Council recessed at 8:13 p.m. and returned at 9:07 p.m.

M. NEW AND PREVIOUS MATTERS

ADMINISTRATION COMMITTEE

Committee convened at 8:39 p.m.

28. R-2026-1517 Resolution to approve an intergovernmental agreement establishing a joint fire department between West Allis and Wauwatosa.

Committee Action: Ald. Kuehn moved to adopt. Ald. Nowling seconded. Motion carried.

Council Action: Ald. Weigel moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

29. 2023-0549 Claim by Eugene Faust for alleged physical injury at S. 124th and National Ave. on or about July 11, 2023.

Committee Action: Ald. Kuehn moved to convene into closed session at 8:44. Ald. Novak seconded. Motion carried.

Ald. Kuehn moved to reconvene into open session at 9:00 p.m. Ald. Nowling seconded. Motion carried.

Ald. Nowling moved to approve the City Attorney to act as directed in closed session. Ald. Kuehn seconded. Motion carried.

Council Action: Ald. Weigel moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

Ald. Kuehn moved to adjourn at 9:01 p.m. Ald. Nowling seconded. Motion carried.

PUBLIC WORKS COMMITTEE

Committee convened at 8:29 p.m.

30. O-2026-0017 Ordinance to create two-hour parking limits on the 5200-5400 Blocks of West Hayes Avenue and West Rita Drive.

Sponsors: Alderperson Turner

Committee Action: Ald. Turner moved to pass. Ald. Grisham seconded. Motion carried.

Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

31. R-2026-1466 Final Resolution authorizing public improvement concrete construction, concrete reconstruction and/or asphalt resurfacing and replacement of private side lead water service laterals in various locations and levying special assessments against benefited properties.

Committee Action: Ald. Grisham moved to adopt. Ald. Haass seconded. Motion carried.

Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

32. R-2026-1610 Resolution authorizing the conveyance of temporary easement interests to the City of West Allis for the National Avenue Reconstruction Project.

Committee Action: Ald. Grisham moved to adopt. Ald. Halvorsen seconded. Motion carried.

Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

33. R-2026-1682 Resolution authorizing the Wisconsin Department of Transportation to acquire and use portions of a City-owned parcel for the National Avenue reconstruction project.

Committee Action: Ald. Haass moved to adopt. Ald. Turner seconded. Motion carried.

Council Action: Ald. Roadt moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

Ald. Grisham moved to adjourn at 8:43 p.m. Ald. Haass seconded. Motion carried.

ECONOMIC DEVELOPMENT COMMITTEE

Committee convened at 8:17 p.m.

34. 2026-01664 New Class B Tavern License for Deco Venue, LLC, DBA The Emerald, 7546 W. Greenfield Ave. Agent: Noreen Higginbothem. (ALC-26-1)

Committee Action: Ald. Nowling moved to grant. Ald. Novak seconded. Motion carried.

Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

35. 2026-01096 New Class B Tavern and Public Entertainment License for The Liquor Room LLC DBA The Liquor Room, 7100 W. National Ave. Agent: Joseph Vagnini. (ALC-26-2)

Committee Action: Ald. Weigel moved to grant with hours amended to reflect state law. Ald. Novak seconded. Motion carried.

Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

36. O-2026-0020 Ordinance to amend front setback for accessory dwelling units and further define other residential accessory structures.

Sponsors: Alderperson Turner

Committee Action: Ald. Nowling moved to pass. Ald. Weigel seconded. Motion carried.

Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

37. R-2026-1583 Resolution approving the dissolution of Tax Incremental District Number Seven (Summit Place) of the City of West Allis.

Committee Action: Ald. Weigel moved to adopt. Ald. Nowling seconded. Motion carried.

Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

38. R-2026-1584 Resolution approving the dissolution of Tax Incremental District Number Ten (former Yellow Freight truck terminal) of the City of West Allis.

Committee Action: Ald. Nowling moved to adopt. Ald. Weigel seconded. Motion carried.

Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 10 - Ald. Grisham, Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Novak, Ald. Nowling, Ald. Roadt, Ald. Turner, Ald. Weigel

No: 0

39. 2026-02932 Discussion regarding proposal by Third Space Brewing to host a Beer Garden at Liberty Heights Park.

Discussion Purposes Only

Ald. Weigel moved to adjourn at 8:38 p.m. Ald. Kuehn seconded. Motion carried.

PUBLIC SAFETY COMMITTEE

Committee convened at 8:18 p.m.

40. 2026-02923 Summons and complaint against Hayley Negron for the suspension or revocation of the Class D Operator License. (BART-1634.)

Committee Action: Ald. Haass moved to dismiss the summons and complaint. Ald. Halvorsen seconded. Motion carried, with Ald. Grisham and Ald. Roadt voting no.

Council Action: Ald. Kuehn moved to act in accordance with the committee report. Motion carried by roll call vote:

Aye: 6 - Ald. Grob, Ald. Haass, Ald. Halvorsen, Ald. Kuehn, Ald. Nowling, Ald. Turner

No: 4 - Ald. Grisham, Ald. Novak, Ald. Roadt, Ald. Weigel

Ald. Haass moved to adjourn at 8:28 p.m. Ald. Halvorsen seconded. Motion carried.

N. ADJOURNMENT

Ald. Haass moved to adjourn at 9:18 p.m. Ald. Grisham seconded. Motion carried.

Next scheduled meeting is March 10, 2026 at 7:00 p.m.



All meetings of the Common Council are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

NON-DISCRIMINATION STATEMENT

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

AMERICANS WITH DISABILITIES ACT NOTICE

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

LIMITED ENGLISH PROFICIENCY STATEMENT

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.

CITY OF WEST ALLIS
RESOLUTION R-2026-2082

RESOLUTION TO APPROVE THE BID OF PRO ELECTRIC, INC. FOR STREET LIGHTING CONVERSION AT VARIOUS LOCATIONS IN THE CITY OF WEST ALLIS FOR $1,505,607.40

WHEREAS, the Board of Public Works duly advertised for bids for the furnishing of certain materials and the performance of all work required for the improvements in a certain area as described below; and,

WHEREAS, the bids received were reasonable; and,

WHEREAS, the Board of Public Works recommends and deems it to be for the best interests of the City of West Allis that the bid of Pro Electric, Inc. for 2026 Project No. 4 be accepted.

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis that the bid of Pro Electric, Inc. for 2026 Project No. 4 for installing street lighting at:

Lighting Circuit U-4: S. 100th St. to S. 108th St. & W. Cleveland Ave. to W. Oklahoma Ave.

Lighting Circuit S-1: S. 100th St. to S. 108th St. & W. Burnham St. to W. Lincoln Ave.

Alt Bid: Circuit S-1: S. 100th St. to S. 108th St. & W. Burnham St. to W. Lincoln Ave. (partial)

for the sum of $1,505,607.40 be accepted.

BE IT FURTHER RESOLVED that the proper City officers are authorized and directed to enter into a contract with Pro Electric, Inc. for the performance of said work, in accordance with the prices submitted in their proposal and with the specifications of the City of West Allis.

BE IT FURTHER RESOLVED that all other bids received for this project be rejected.

BE IT FURTHER RESOLVED that said improvements be installed with funding by Bond Funds. 354-6051-517.31-01

SECTION 1: **ADOPTION** "R-2026-20" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-20*(Added)*

SECTION 2: **ADOPTION** "R-2026-2082" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-2082*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

CITY OF WEST ALLIS
RESOLUTION R-2026-2408

RESOLUTION TO APPROVE THE ACCEPTANCE OF A LAW ENFORCEMENT DRUG TRAFFICKING RESPONSE GRANT FROM THE WISCONSIN DEPARTMENT OF JUSTICE IN THE AMOUNT OF $32,104 FOR THE INVESTIGATION AND RESPONSE TO DRUG TRAFFICKING

WHEREAS, City of West Allis Policy P510 requires the West Allis Common Council to approve the acceptance of all grant awards; and

WHEREAS, the Wisconsin Department of Justice provides grant funding to support the drug enforcement efforts of local police departments; and

WHEREAS, the West Allis Police Department has been awarded Law Enforcement Drug Trafficking Response Grant funds from the Wisconsin Department of Justice in the amount of $32,104 to support drug enforcement efforts; and

WHEREAS, the grant funds are to be used by June 30, 2027, and do not require a local match.

NOW THEREFORE, be it resolved by the Common Council of the City Of West Allis that the City accepts the Law Enforcement Drug Trafficking Response Grant award from the Wisconsin Department of Justice in the amount of $32,104 for the purposes of drug enforcement efforts; and

BE IT FURTHER RESOLVED that the Mayor, City Administrator, and Chief of Police are authorized to take all necessary actions to execute and administer the grant agreement, and to allocate said funds in accordance with the terms of the grant.

SECTION 1: **ADOPTION** "R-2" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2*(Added)*

SECTION 2: **ADOPTION** "R-2026-2408" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-2408*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

WISCONSIN DEPARTMENT OF JUSTICE
Law Enforcement Drug Trafficking Response 2026
Grant Summary Sheet

Grantee or Unit of Government: **City of West Allis**

Project Name: **Law Enforcement Drug Trafficking Response 2026**

Address: **West Allis Police Department, 11301 West Lincoln Avenue, West Allis, Wisconsin, 53227-1037**

Project Director: **Brian Saftig**

Phone number: **414-302-8018**

Signing Official: **Mayor Dan Devine, City of West Allis, 7525 West Greenfield Avenue, West Allis, Wisconsin 53214-4648**

Amount of State Award: **$32,104**

Amount of Match:

Amount of Total Award: **32,104**

SUMMARY OF GRANT:

BF

Name of Program Manager: **Brittney Felton**
Phone number: **608-266-0592**

Name of Grants Specialist: **Sarah Fanning**
Phone number: **608-590-9464**

STATE OF WISCONSIN
DEPARTMENT OF JUSTICE

Josh Kaul
Attorney General

Room 114 East, State Capitol
PO Box 7857
Madison WI 53707-7857
(608) 266-1221
TTY 1-800-947-3529

February 18, 2026

Captain Brian Saftig
Captain
West Allis Police Department
11301 West Lincoln Avenue
West Allis, WI 53227-1037

Re: Law Enforcement Drug Trafficking Response 2026
Wisconsin Department of Justice Grant Number: 2026-DT-01-20246

Dear Captain Saftig:

The Wisconsin Department of Justice, Division of Law Enforcement Services has approved a grant award to the City of West Allis in the amount of $32,104. Funding is provided by the State of Wisconsin to support the investigation and response to drug trafficking within the state. This grant supports the City of West Allis's Law Enforcement Drug Trafficking Response 2026 Program.

To accept this award, please have the authorized official sign the *Signatory Page and Standard Terms and Conditions* in addition to initialing the bottom right corner of Attachments A and B, if enclosed. The project director should sign the acknowledgement notice. Please return the signed award document to the Wisconsin Department of Justice within 30 days. Please maintain a copy for your records. Funds cannot be released until all signed documents are received.

As project director, you will be responsible for all reporting requirements outlined in the grant award and ensuring that funds are administered according to the approved application materials and certifications. Please refer to the enclosed FAQ sheet for contact information and grant guidelines. We look forward to a collaborative working relationship with you.

Sincerely,

Joshua L. Kaul
Attorney General

JLK:SRF
Enclosures

STATE OF WISCONSIN
DEPARTMENT OF JUSTICE

Josh Kaul
Attorney General

Room 114 East, State Capitol
PO Box 7857
Madison WI 53707-7857
(608) 266-1221
TTY 1-800-947-3529

LAW ENFORCEMENT DRUG TRAFFICKING RESPONSE
Law Enforcement Drug Trafficking Response 2026
2026-DT-01-20246

The Wisconsin Department of Justice (DOJ) hereby awards to the **City of West Allis**, (hereinafter referred to as the **Grantee**), the amount of **$32,104** for programs or projects pursuant to Wisconsin Statute S.165.986.

This grant may be used until **6/30/2027** for the programs consistent with the budget and general conditions in Attachment A, subject to any limitations or conditions set forth in Attachments B and/or C, if included.

The Grantee shall administer the programs or projects for which this grant is awarded in accordance with the applicable rules, regulations, and conditions of the Wisconsin Department of Justice. The submitted application is hereby incorporated as reference into this award.

This grant shall become effective, and funds may be obligated (unless otherwise specified in Attachments A and/or B) when the Grantee signs and returns one copy of this grant award to the Wisconsin Department of Justice. In addition, please note that grant activity may not begin until the project start date.

BY: Joshua L. Kaul
JOSHUA L. KAUL
Attorney General
Wisconsin Department of Justice

02/18/2026
Date

The (Grantee), **City of West Allis**, hereby signifies its acceptance of the above-described grant on the terms and conditions set forth above or incorporated by reference therein.

GRANTEE: **City of West Allis**

BY: _____

NAME: **Dan Devine**

TITLE: **Mayor**

_____
Date

WISCONSIN DEPARTMENT OF JUSTICE
ATTACHMENT A

Grantee: **City of West Allis**

Project Title: **Law Enforcement Drug Trafficking Response 2026**

Grant Period: From **3/1/2026** To **6/30/2027**

Grant Number: **2026-DT-01-20246** Program Area: **1**

LAW ENFORCMENT DRUG TRAFFICKING RESPONSE APPROVED BUDGET

See your E-grants Application for details

	State Funds
Personnel	
Employee Benefits	
Travel (Including Training)	
Equipment	
Supplies & Operating Expenses	$32,104
Consultants/Contractual	
Other	
Indirect	
STATE TOTAL	**$32,104**
TOTAL APPROVED BUDGET	**$32,104**

Award General Conditions:

1. Grant recipients are advised that DOJ will monitor grants to ensure that funds are expended for appropriate purposes and that recipients are complying with state and federal requirements as described in the grant award contract. This includes timely completion of progress and financial reports, active efforts to achieve and measure stated goals and objectives, appropriate documentation of activities and outcomes, on-going submission of participant data, and adherence to any conditions included in the grant award.

2. All awards are subject to the availability of appropriated funds and to any modifications or additional requirements that may be imposed by law.

3. The DOJ reserves the right to withhold grant payments if the grant recipient is delinquent paying any obligation to DOJ such as background check fees, etc. Refusal to provide information requested by DOJ may impact the payment of current or approval of future grant funds.

4. Please be advised that a hold may also be placed on any current or future application or grant payment if it is deemed that an agency is not in good standing on any DOJ grants or other reporting requirements, has other grants compliance issues (including being out of compliance with special conditions) that would make the applicant agency ineligible to receive future DOJ funding, failure to make progress in obtaining project goals and objectives, and/or is not cooperating with an ongoing DOJ grant review or audit.

5. A hold may also be placed on any application or grant payment if it is deemed that an agency is not in compliance with federal civil rights laws and/or is not cooperating with an ongoing federal civil rights investigation.

6. Program Income: To maintain consistent practices with other similar programs, and as a proven practice, projects funded under this announcement are subject to program income guidelines detailed in the federal Office of Justice Programs Financial Guide. Grant award funds received are not program income. Program income is income earned by the recipient, during the funding period, as a direct result of the award. Any fees charged to the participants of your project are considered program income. The amount earned as program income during the length of the grant period must be expended by the end of the grant period and must be used for the purposes and under the condition applicable to the award.

7. All procurement transactions, whether negotiated or competitively bid and without regard to dollar value, shall be conducted in a manner to provide maximum open and free competition.

8. If the grant award budget contains wages, the grantee's records must be maintained in a form that, at any given time, an auditor or DOJ representative would be able to identify the use of Federal and Matching funds. These records should include information such as employee name, rate of pay, hours worked, and amount of time dedicated to the grant project.

9. Award funds will be used to supplement, not supplant, planned or allocated funds.

10. To be allowable under a grant program, all funds (state, federal, and cash match) must be obligated (purchase order issued) or paid for services provided during the grant period. If obligated by the end of the grant period, payment must be made within 30 days of the grant period ending date. Any grant activity outside the project period is not eligible for reimbursement.

11. All budget changes require prior approval from DOJ and must be requested in a grant modification via Egrants.

12. Subgrantees acknowledge that failure to submit an acceptable Equal Employment Opportunity Plan (if required to submit one pursuant to 28 CFR 42.302) that is approved by the Federal Office of Civil Rights, is a violation of its Certified Assurances and may result in the suspension of the grant.

13. Grant funds will be paid to the grantee on a reimbursement basis. Expenses must be incurred and paid for by the agency/organization within the reporting period.

14. Any changes in personnel involved with the grant including the Project Director, Financial Officer, and/or Signatory must be reported to DOJ in a grant modification via Egrants.

15. Consultant fees in excess of $650 per 8-hour day or $81.25 per hour will require federal approval and additional justification.

16. Reimbursement for travel (i.e., mileage, meals, and lodging) is limited to state rates.

17. Recipient fully understands that DOJ has the right to suspend or terminate grant funds to any recipient that fails to conform to the requirements (special/general conditions and general operating policies) or that fails to comply with the terms and conditions of its grant award.

18. All contracts pertaining to this grant must be submitted to DOJ within 30 days of receipt of Grant Award Documents. Reimbursements related to contractual expenses will be held until this is condition is fulfilled.

19. If the grant award contains equipment, a request for reimbursement should only be submitted once the equipment is installed and testing has been completed.

20. Positions funded by this grant must have a position description. Submit the position description and name of employee in Egrants within the Monitoring Section under Project Document Attachment.

21. The recipient agrees to cooperate with WI DOJ monitoring to ensure compliance of US DOJ Grants guidelines, Financial Guide, and OJP guidelines, protocols and procedures. Recipient agrees to cooperate with WI DOJ (including the Program Contact, Fiscal Contact, Grants Specialist Monitor, Supervisors, and/or Administration) for this award, including requests related to desk reviews and/or onsite/virtual visits. The recipient agrees to provide to WI DOJ all documentation necessary for WI DOJ to complete the monitoring tasks, including documentation related to any subawards made under this award. Further, the recipient agrees to abide by reasonable deadlines set out by WI DOJ for

providing the requested documents. Failure to cooperate with WI DOJ monitoring activities may result in actions that affect the recipient's WI DOJ awards, including, but not limited to: withholding and/or other restrictions on the recipient's access to award funds, referral to the WI DOJ designation of High-Risk grantees, or terminate of an award(s).

Initial Here

ACKNOWLEDGEMENT NOTICE

		Date:	**February 2026**
Grantee:	**City of West Allis**	Grant No.	**2026-DT-01-20246**
Project Title:	**Law Enforcement Drug Trafficking Response 2026**		

The following regulations and obligations (referenced below) apply to your grant award.

Note: Reports due 04/12 include January, February, and March program activity
Reports due 07/12 include April, May, and June program activity
Reports due 10/12 include July, August, and September program activity
Reports due 01/12 include October, November, and December program activity

☒ **QUARTERLY PROGRAM REPORTS** must be submitted on a scheduled basis and must be completed in Egrants. Narrative reports on the status of your project and are due to DOJ on:

04/12/26	**07/12/26**	**10/12/26**	**01/12/27**
04/12/27	**07/30/27 FINAL**		

☒ **QUARTERLY FINANCIAL REPORTS** must be submitted on a scheduled basis and must be completed and certified in Egrants. Supporting documentation must be attached to the Egrants Fiscal Report and are due to DOJ on:

04/12/26	**07/12/26**	**10/12/26**	**01/12/27**
04/12/27	**07/30/27 FINAL**		

☒ **INVENTORY REPORTS** must be submitted in Egrants for all equipment purchases and are due to DOJ on:

7/30/2027 FINAL			

ACKNOWLEDGEMENT

The materials referenced above were received and reviewed by the appropriate members of this organization. I also acknowledge receipt of the Grant Award and any attached Special Conditions, as well as receipt of the General Conditions which were previously provided in the Instructions for Filing and Application. I understand that this grant is awarded subject to our compliance with all Conditions, Regulations, and Obligations described in the above materials.

Date _____ Brian Saftig _____, Project Director

CITY OF WEST ALLIS
RESOLUTION R-2026-2493

RESOLUTION ACCEPTING THE WORK OF LALONDE CONTRACTORS, INC. FOR STREET RECONSTRUCTION AND AUTHORIZING AND DIRECTING SETTLEMENT OF SAID CONTRACT IN ACCORDANCE WITH CONTRACT TERMS OF 2025 PROJECT NO. 21 FOR FINAL PAYMENT OF $7,215.65

WHEREAS, LaLonde Contractors, Inc. has completed their contractual obligations in accordance with the plans and specifications therefore, attested by the approval for payment by the City Engineer.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the work of LaLonde Contractors, Inc. (2025 Project No.21) for the installation of miscellaneous concrete pavement replacement, pavement marking, traffic calming, signing, and pavement patching at various locations throughout the city of West Allis is accepted, and the proper City officers are authorized and directed to make settlement with the said contractor in accordance with terms of said contract.

SECTION 1: **ADOPTION** "R-202" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-202*(Added)*

SECTION 2: **ADOPTION** "R-2026-2493" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-2493*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

CITY OF WEST ALLIS
RESOLUTION R-2026-2531

RESOLUTION ACCEPTING WORK OF C.W. PURPERO, INC. FOR URBAN SOIL DECOMPACTION AND AUTHORIZING AND DIRECTING SETTLEMENT OF SAID CONTRACT IN ACCORDANCE WITH CONTRACT TERMS OF 2024-2 FOR FINAL PAYMENT OF $26,620.00

WHEREAS, C.W. Purpero, Inc. has completed their contractual obligations in accordance with the plans and specifications therefore, attested by the approval for payment by the City Engineer.

NOW THEREFORE, be it resolved the Common Council of the City of West Allis that the work of C.W. Purpero, Inc. (2024 Project No.2) for excavation to prepare for a soil study by stripping the topsoil, applying 4-inches of compost to surface, excavating 24-inches of subsoil, incorporating compost into subsoil, breaking apart clumps and loosening the soil, placing salvaged topsoil and topsoil, tilling soil to break the interface between the topsoil and subsoil layers, planting woody plants, trees or shrubs at W. Orchard St. from 350-feet east of S. 108 St. to S. 108 St. dead end is accepted, and the proper City officers are authorized and directed to make settlement with the said contractor in accordance with terms of said contract.

SECTION 1: **ADOPTION** "R-2026-2531" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026-2531*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

CITY OF WEST ALLIS
RESOLUTION R-2026-2497

RESOLUTION GRANTING A PRIVILEGE TO HOLDUM 2, LLC FOR PROPERTY LOCATED AT 8629-33 W. GREENFIELD AVE./1404-06 S. 87 ST. (TAX KEY NO. 451-0027-000)

WHEREAS, Holdum 2, LLC requests from the City of West Allis a privilege to place an obstruction or excavation beyond a lot line within a highway as allowed by Wis. Stat. § 66.0425, consisting of the obstruction(s) listed on the application (PRV-125) located at 8629-33 W. Greenfield Ave./1404-06 S. 87 St., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, Holdum 2, LLC assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest the validity of Wis. Stat. § 66.0425 or the amount of compensation charged; and

WHEREAS, Holdum 2, LLC will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires Holdum 2, LLC file a bond of $0 that runs to the City and to 3rd parties that may be injured and that secures the performance of the conditions specified in this privilege; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction or excavation may be collected from Holdum 2, LLC by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, that Holdum 2, LLC is granted a Privilege to place an obstruction or excavation beyond a lot line within a highway as described in the attached application (PRV-125) and located adjacent to 8629-33 W. Greenfield Ave./1404-06 S. 87 St., subject to any insurance and bonding requirements imposed by the City Attorney.

SECTION 1: **ADOPTION** "R-2026" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

A D O P T I O N

R-2026*(Added)*

SECTION 2: **ADOPTION** "R-2026-2497" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-2497*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

CITY OF WEST ALLIS
RESOLUTION R-2026-2541

RESOLUTION GRANTING A PRIVILEGE TO MCH PROPERTIES, LLC FOR PROPERTY LOCATED AT 6125-29 W. GREENFIELD AVE. (TAX KEY NO. 454-0062-000)

WHEREAS, MCH Properties, LLC requests from the City of West Allis a privilege to place an obstruction or excavation beyond a lot line within a highway as allowed by Wis. Stat. § 66.0425, consisting of the obstruction(s) listed on the application (PRV-126) located at 6125-29 W. Greenfield Ave., in the City of West Allis, WI ("Privilege"); and

WHEREAS, by receiving this Privilege, MCH Properties, LLC assumes primary liability for damages to person or property by reason of the granting of this Privilege, is obligated to remove an obstruction or excavation upon 10 days' notice by the City, and waives the right to contest the validity of Wis. Stat. § 66.0425 or the amount of compensation charged; and

WHEREAS, MCH Properties, LLC will annually submit to the City proof of insurance consistent with coverage amounts required by the City Attorney's office; and

WHEREAS, the City requires MCH Properties, LLC file a bond of $0 that runs to the City and to 3rd parties that may be injured and that secures the performance of the conditions specified in this privilege; and

WHEREAS, the holder of this Privilege is not entitled to damages for removal of an obstruction or excavation, and if the holder does not remove the obstruction or excavation upon due notice, it shall be removed at the holder's expense; and

WHEREAS, the cost to remove an obstruction or excavation may be collected from MCH Properties, LLC by placing the cost upon the owned property as a special tax; and

WHEREAS, third parties whose rights are interfered with by the granting of this Privilege have a right of action against the holder of this Privilege only;

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, that MCH Properties, LLC is granted a Privilege to place an obstruction or excavation beyond a lot line within a highway as described in the attached application (PRV-126) and located adjacent to 6125-29 W. Greenfield Ave., subject to any insurance and bonding requirements imposed by the City Attorney.

SECTION 1: **ADOPTION** "R-2026-2541" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-2541*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	**NAY**	**ABSENT**	**ABSTAIN**
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

CITY OF WEST ALLIS
RESOLUTION R-2026-2563

RESOLUTION TO ADJUST RENTAL TIMES AND FEES FOR THE LIBERTY HEIGHTS PAVILION

AMENDING PUBLIC WORKS FEE SCHEDULE

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** "Public Works" of the City Of West Allis Fee Schedule is hereby *amended* as follows:

AMENDMENT

Public Works

1. Park Rental. The director of public works shall collect the following park permit fees as applicable.

Type	Fee Amount	Authority
Honey Creek Park Rental Area Klentz Park Rental Area Liberty Heights Park Rental Area Reservoir Park Rental Area Veterans Park Rental Area Burnham Pointe Park Rental Area	$50.00 per day + $50.00 per day for alcohol permission	WAMC 11.13(2)
Liberty Heights Pavilion (~~interior and exterior~~resident) * ~~$350.00~~ deposit equal to fee amount is required - Three hours (9am-12pm, 1pm-4pm, 5pm-8pm) - All day (9am-8pm)	$150.00 $350.00 ~~per day (West Allis resident)~~ ~~$450.00 per day (non-resident)~~	
Liberty Heights Pavilion (non-resident)		

* deposit equal to fee amount is required - Three hours (9am-12pm, 1pm-4pm, 5pm-8pm) - All day (9am-8pm)	$175.00 $450.00	

2. Drop-Off Waste Processing Fees. The director of public works shall collect the following waste processing fees for any items dropped off at the City's designated waste processing facility, as applicable.

Service	Fee Amount	Authority
Brush, household debris, demolition materials, concrete, and ground drop off	$0.00 (<1 cu. yd - once per day) $15.00 (over 1-3 cu. yds) $30.00 (over 3-6 cu. yds) $50.00 (over 6-8 cu. yds)	WAMC 7.24(3)(c)
Microwave	$5.00 per unit	WAMC 7.24(3)(c)
Television - CRT, LED, LCD	$25.00 per unit	WAMC 7.24(3)(c)
Television - Console, Plasma, Projection, Other	$40.00 per unit	WAMC 7.24(3)(c)
Tires (without rim/wheel) - Tractor (any rim diameter) - Other (up to 16" rim diameter) - Other (over 16" rim diameter)	$60.00 each $5.00 each $15.00 each	WAMC 7.24(3)(c)

3. Pick-Up Waste Processing Fees. The director of public works shall collect the following waste processing fees for any items picked up from private property or right-of-way adjacent to private property, as applicable.

Service	Fee Amount	Authority
Brush collection	$50.00 (1-4 cu. yds) $100.00 (4-8 cu. yds) Actual cost (8+ cu. yds)	WAMC 7.24(3)(b)(iii)
Collection of Improperly		

Presented Solid Waste - Objects outside of receptacle 1-4 cubic yards - Objects outside of receptacle 4-8 cubic yards - Objects outside of receptacle 8+ cubic yards - Waste is source of food or harborage for rodents - Solid waste poses a threat of injury - Object exceeds 50 lbs	 $50.00 $100.00 Actual Cost $50.00 $50.00 $50.00 per object	WAMC 7.24(4)(d)
Collection of Ineligible Solid Waste	Actual Cost + 10% administrative fee	WAMC 7.24(4)(e)
Overflowing Solid Waste	Actual Cost + 10% administrative fee	WAMC 7.24(4)(g)

4. Water Utility Fees. The director of public works shall collect the following water utility fees as applicable

Type	**Fee Amount**	**Authority**
Final bill - Statement and Reading	$50.00 per bill	
Illegal Service Correction	$50.00	
Missed appt charge - During normal business hours	$50.00 per missed appointment	
Service Reconnection Fee	$50.00 (during business hours) $75.00 (outside of business hours)	
Water Meter Broken or Missing	Actual Repair or Replacement Cost	

5. Item Sales. The director of public works shall collect the following amounts for items sold, as applicable. For any refuse or recycle cart delivered to a customer, the director

of public works shall collect the actual cost paid by the City for that refuse or recycle cart. The city clerk shall update the table below to reflect the most recent price reported to the clerk's office by the director of public works.

Item	Fee Amount	Authority
Recycle Cart	$55.00 each (96 gallon)	
Refuse Cart	$55.00 each (96 gallon) $47.00 each (64 gallon)	

6. Miscellaneous Services. The director of public works shall collect the following service fees as applicable.

Item	Fee Amount	Authority
Pickup service requested by households where all residents have a disability that prevents placement of garbage and recycling at curbside/alley edge	$100.00 per year	WAMC 7.24(4)(a)-(c)WAMC 7.24(4)(a)-(c) 7.24(4)(f)
Shopping Cart Storage	$15.00 per cart + 1.00 per day in storage	WAMC 6.017(6)

7. Water Main Tap Permit. The director of public works shall collect the following water main tap permit fees, as applicable.

	Main Size					
Tap Size	**4 inch**	**6 inch**	**8 inch**	**12 inch**	**16 inch**	24 inch
1 inch	$600.00	$600.00	$600.00	$600.00	N/A	N/A
1 1/2 inch	$800.00	$800.00	$800.00	$800.00	N/A	N/A
2 inch	$1,000.00	$1,000.00	$1,000.00	$1,000.00	N/A	N/A
6 inch	N/A	$3,500.00	$3,600.00	$3,700.00	$3,800.00	N/A
8 inch	N/A	N/A	$3,700.00	$3,800.00	$3,900.00	$5,000.00

8. Reserved.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

Type of Permit: *Seasonal Memorial Day to Labor Day Weekend- Alcohol and Entertainment (includes music)*
Record Number: *TEMP-26-3*

Business Name: *LYNCHS*

Date submitted: *February 19, 2026*

Location: *2300 SO .108TH ST.*

Applicant: *JOSEPHE LYNCH*

Current Class B License Number: *ALC-22-93*

Requested Start Date:

Requested End Date:

Additional Date Information:

Sunday Times: *10- 8PM*

Monday Times: *10-8PM*

Tuesday Times: *10-8PM*

Wednesday Times: *10-8PM*

Thursday Times: *10-8PM*

Friday Times: *10-10PM*

Saturday Times: *10-10PM*

Additional Hours Information, if any:

Description of Requested Area: *BACK OF BUILDING IN PARKINK LOT*

Type of Entertainment Requested, if any:

Monthly Listing of Claims Paid

February 2026

Payment Date: 02/02/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41653	A. GALENA, LLC	223-7602-563.43-03		HAPRENT-2-26	765.00
41653 - Summary					765.00
41654	ADSIT, CHRIS	223-7602-563.43-03		HAPRENT-2-26	3,208.00
41654 - Summary					3,208.00
41655	ALPINE COURT, LLC	223-7602-563.43-03		HAPRENT-2-26	884.00
41655 - Summary					884.00
41656	AMBROSELLI, DOMINIC	223-7602-563.43-03		HAPRENT-2-26	1,650.00
41656 - Summary					1,650.00
41657	AMU-PLUS, LLC	223-7602-563.43-03		HAPRENT-2-26	934.00
41657 - Summary					934.00
41658	ANDERSON, JEFFREY	223-7602-563.43-03		HAPRENT-2-26	1,245.00
41658 - Summary					1,245.00
41659	ANDERSON, JEFFREY	223-7602-563.43-03		HAPRENT-2-26	2,027.00
41659 - Summary					2,027.00
41660	AUTUMN GLEN LLC	223-7602-563.43-03		HAPRENT-2-26	1,179.00
41660 - Summary					1,179.00
41661	AVILA, JORGE	223-7602-563.43-03		HAPRENT-2-26	660.00
41661 - Summary					660.00
41662	BARTSCH MANAGEMENT, LLC	223-7602-563.43-03		HAPRENT-2-26	1,627.00
	BARTSCH MANAGEMENT, LLC	226-7605-563.43-08		HAPRENT-2-26	810.00
41662 - Summary					2,437.00
41663	BAYER, WERNER	223-7602-563.43-03		HAPRENT-2-26	883.00
41663 - Summary					883.00
41664	BEANS BEANS LLC	226-7605-563.43-08		HAPRENT-2-26	867.00
41664 - Summary					867.00
41665	BECHER PROPERTY LLC	223-7602-563.43-03		HAPRENT-2-26	428.00
41665 - Summary					428.00
41666	BELOIT ROAD SENIOR APARTMENTS LLC	223-7602-563.43-07		HAPRENT-2-26	58,627.00
	BELOIT ROAD SENIOR APARTMENTS LLC	223-7602-563.43-07		VACRENT-2-26	1,900.00
41666 - Summary					60,527.00
41667	BERRADA PROPERTIES MGT INC	226-7605-563.43-08		HAPRENT-2-26	1,288.00
41667 - Summary					1,288.00
41668	BIECK MANAGEMENT	226-7605-563.43-08		HAPRENT-2-26	613.00
41668 - Summary					613.00
41669	BIECK MANAGEMENT, INC.	223-7602-563.43-03		HAPRENT-2-26	618.00
41669 - Summary					618.00
41670	BILL HOAG PROPERTIES, LLC	223-7602-563.43-03		HAPRENT-2-26	564.00
41670 - Summary					564.00
41671	BLAKE-WEISE MGT DBA FRENCH QUARTER	223-7602-563.43-03		HAPRENT-2-26	1,533.00
	BLAKE-WEISE MGT DBA FRENCH QUARTER	226-7605-563.43-08		HAPRENT-2-26	903.00
41671 - Summary					2,436.00
41672	BUCKHORN STATION ESSENTIAL HOUSING	226-7605-563.43-08		HAPRENT-2-26	345.00
41672 - Summary					345.00
41673	BURNHAM HILL APTS	226-7605-563.43-08		HAPRENT-2-26	1,744.00
41673 - Summary					1,744.00
41674	BURNHAM 2 LLC	226-7605-563.43-08		HAPRENT-2-26	614.00
41674 - Summary					614.00
41675	BUTTITTA, NICK	223-7602-563.43-03		HAPRENT-2-26	541.00
41675 - Summary					541.00
41676	CARRAN, CARL	223-7602-563.43-03		HAPRENT-2-26	1,550.00
41676 - Summary					1,550.00
41677	CATHERINE GALLAGHER,	223-7602-563.43-03		HAPRENT-2-26	807.00
41677 - Summary					807.00
41678	CHAPEL GARDEN APARTMENTS LLC	226-7605-563.43-08		HAPRENT-2-26	615.00
41678 - Summary					615.00

Monthly Listing of Claims Paid

February 2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41679	CHIARA COMMUNITIES, INC	223-7602-563.43-03		HAPRENT-2-26	1,854.00
	CHIARA COMMUNITIES, INC	226-7605-563.43-08		HAPRENT-2-26	1,577.00
41679 - Summary					3,431.00
41680	CHIARA COMMUNITIES, INC	226-7605-563.43-08		HAPRENT-2-26	747.00
41680 - Summary					747.00
41681	CITY OF WEST ALLIS-FSS DEPOSITS	223-7602-563.43-09		FSSRENT-2-26	5,099.00
41681 - Summary					5,099.00
41682	CITYWIDE RENTALS &PROPERTY MGMT LLC	223-7602-563.43-03		HAPRENT-2-26	1,623.00
41682 - Summary					1,623.00
41683	COBALT SUPREME - CP, LLC	223-7602-563.43-03		HAPRENT-2-26	297.00
41683 - Summary					297.00
41684	COBALT SUPREME-CP, LLC	223-7602-563.43-03		HAPRENT-2-26	842.00
41684 - Summary					842.00
41685	CORNERSTONE MANAGEMENT ASSOC	226-7605-563.43-08		HAPRENT-2-26	1,357.00
41685 - Summary					1,357.00
41686	DAVENPORT, DERRICK	226-7605-563.43-08		HAPRENT-2-26	699.00
41686 - Summary					699.00
41687	DAYFORTH APARTMENTS LLP	226-7605-563.43-08		HAPRENT-2-26	571.00
41687 - Summary					571.00
41688	EAST SHORE PROPERTIES	226-7605-563.43-08		HAPRENT-2-26	331.00
41688 - Summary					331.00
41689	EBERLE, JOSEPH	223-7602-563.43-03		HAPRENT-2-26	401.00
41689 - Summary					401.00
41690	ELITE PROPERTIES INC	223-7602-563.43-03		HAPRENT-2-26	485.00
	ELITE PROPERTIES INC	226-7605-563.43-08		HAPRENT-2-26	6.00
41690 - Summary					491.00
41691	ENIGMA PROPERTIES	223-7602-563.43-03		HAPRENT-2-26	5,484.00
41691 - Summary					5,484.00
41692	ENIGMA PROPERTIES	223-7602-563.43-03		HAPRENT-2-26	760.00
41692 - Summary					760.00
41693	ENIGMA PROPERTIES 84TH ST	223-7602-563.43-03		HAPRENT-2-26	585.00
41693 - Summary					585.00
41694	ENKIDU ESTATES LLC	226-7605-563.43-08		HAPRENT-2-26	1,542.00
41694 - Summary					1,542.00
41695	EVERGREEN ENTERPRISES MW, LLC	226-7605-563.43-08		HAPRENT-2-26	619.00
41695 - Summary					619.00
41696	FABISZAK, MEL	223-7602-563.43-03		HAPRENT-2-26	798.00
41696 - Summary					798.00
41697	FIFTH STRET SCHOOL LLC	226-7605-563.43-08		HAPRENT-2-26	1,116.00
41697 - Summary					1,116.00
41698	FLT BLUE RIBBON LOFTS, LLC	226-7605-563.43-08		HAPRENT-2-26	620.00
41698 - Summary					620.00
41699	FRISKE, JONATHON	223-7602-563.43-03		HAPRENT-2-26	1,033.00
41699 - Summary					1,033.00
41700	GERSCHKE, COLLEEN	223-7602-563.43-03		HAPRENT-2-26	347.00
41700 - Summary					347.00
41701	GONZALEZ,DIMITRI	223-7602-563.43-03		HAPRENT-2-26	715.00
41701 - Summary					715.00
41702	GRAD, FRANK	223-7602-563.43-03		HAPRENT-2-26	2,363.00
41702 - Summary					2,363.00
41703	GREENFIELD GARDEN, LLC	223-7602-563.43-03		HAPRENT-2-26	1,175.00
41703 - Summary					1,175.00
41704	GREENFIELD SENIOR APARTMENTS, LLC	226-7605-563.43-08		HAPRENT-2-26	869.00
41704 - Summary					869.00
41705	HAI PROPERTY MANAGEMENT LLC	226-7605-563.43-08		HAPRENT-2-26	1,633.00
41705 - Summary					1,633.00
41706	HARBIN REALTY MANAGEMENT LLC	223-7602-563.43-03		HAPRENT-2-26	1,467.00

Monthly Listing of Claims Paid

February 2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41706 - Summary					**1,467.00**
41707	HAYMARKET LOFTS LP	226-7605-563.43-08		HAPRENT-2-26	999.00
41707 - Summary					**999.00**
41708	HEARTLAND-WEST ALLIS COURTYARD LLC	223-7602-563.43-03		HAPRENT-2-26	5,887.00
	HEARTLAND-WEST ALLIS COURTYARD LLC	226-7605-563.43-08		HAPRENT-2-26	2,155.00
41708 - Summary					**8,042.00**
41709	HERITAGE WEST ALLIS	223-7602-563.43-03		HAPRENT-2-26	3,721.00
	HERITAGE WEST ALLIS	226-7605-563.43-08		HAPRENT-2-26	1,873.00
41709 - Summary					**5,594.00**
41710	HOCHSCHILD, LAWRENCE	223-7602-563.43-03		HAPRENT-2-26	621.00
41710 - Summary					**621.00**
41711	HOOKER, SUSAN	223-7602-563.43-03		HAPRENT-2-26	1,716.00
41711 - Summary					**1,716.00**
41712	HOSPEL, BRIAN	226-7605-563.43-08		HAPRENT-2-26	385.00
41712 - Summary					**385.00**
41713	HOUSE, ASHLEY	223-7602-563.43-03		HAPRENT-2-26	1,757.00
41713 - Summary					**1,757.00**
41714	HOUSING & REDEVELOPMENT AUTHORITY	223-7602-563.43-05		HAPRENT-2-26	1,041.00
41714 - Summary					**1,041.00**
41715	HOUSING AUTHORITY OF CITY OF	222-7601-563.30-04		AFRENT-2-26	52.09
	HOUSING AUTHORITY OF CITY OF	223-7602-563.43-05		HAPRENT-2-26	663.00
41715 - Summary					**715.09**
41716	HOUSING AUTHORITY OF CITY OF MILW	222-7601-563.30-04		AFRENT-2-26	68.46
	HOUSING AUTHORITY OF CITY OF MILW	223-7602-563.43-05		HAPRENT-2-26	1,690.00
41716 - Summary					**1,758.46**
41717	HOUSING AUTHORITY OF SAVANNAH	223-7602-563.43-05		HAPRENT-2-26	1,019.00
41717 - Summary					**1,019.00**
41718	HOUSING AUTHORITY OF THE BIRMINGHAM	222-7601-563.30-04		AFRENT-2-26	104.42
	HOUSING AUTHORITY OF THE BIRMINGHAM	223-7602-563.43-05		HAPRENT-2-26	2,074.00
41718 - Summary					**2,178.42**
41719	HULEN PROPERTY MANAGEMENT	223-7602-563.43-03		HAPRENT-2-26	1,125.00
41719 - Summary					**1,125.00**
41720	HURLEY, NOAH	223-7602-563.43-03		HAPRENT-2-26	401.00
41720 - Summary					**401.00**
41721	IRIZARRY, JOSEPH	223-7602-563.43-03		HAPRENT-2-26	549.00
41721 - Summary					**549.00**
41722	JARABA, BELAL	223-7602-563.43-03		HAPRENT-2-26	1,200.00
41722 - Summary					**1,200.00**
41723	JOHN STARR PICKLES, LLC	226-7605-563.43-08		HAPRENT-2-26	649.00
41723 - Summary					**649.00**
41724	JOHNSON, SCOT	223-7602-563.43-03		HAPRENT-2-26	1,200.00
41724 - Summary					**1,200.00**
41725	JTS PROPERTIES, LLC	223-7602-563.43-03		HAPRENT-2-26	290.00
41725 - Summary					**290.00**
41726	K.B. CO INVESTMENTS	226-7605-563.43-08		HAPRENT-2-26	2,372.00
41726 - Summary					**2,372.00**
41727	KATHLEEN MARY PROPERTIES	223-7602-563.43-03		HAPRENT-2-26	1,182.00
41727 - Summary					**1,182.00**
41728	KATZ PROPERTIES, INC	226-7605-563.43-08		HAPRENT-2-26	1,988.00
41728 - Summary					**1,988.00**
41729	KELLEN, JAMES	226-7605-563.43-08		HAPRENT-2-26	431.00
41729 - Summary					**431.00**
41730	KELLNER PROPERTIES, LLC	223-7602-563.43-03		HAPRENT-2-26	594.00
41730 - Summary					**594.00**
41731	KEY WAY RENTALS, LLC	223-7602-563.43-03		HAPRENT-2-26	1,104.00
41731 - Summary					**1,104.00**
41732	KLEIN, CAROL J	223-7602-563.43-03		HAPRENT-2-26	769.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41732 - Summary					769.00
41733	KNITTING FACTORY ESSENTIAL HOUSING	226-7605-563.43-08		HAPRENT-2-26	644.00
41733 - Summary					644.00
41734	KRUEGER, RONALD	223-7602-563.43-03		HAPRENT-2-26	379.00
41734 - Summary					379.00
41735	KTI, LLC	223-7602-563.43-03		HAPRENT-2-26	879.00
41735 - Summary					879.00
41736	LADEWIG, GAVIN	223-7602-563.43-03		HAPRENT-2-26	828.00
41736 - Summary					828.00
41737	LAKE, CHRIS	223-7602-563.43-03		HAPRENT-2-26	527.00
41737 - Summary					527.00
41738	LANDMARK HARMONY HOUSING LLC	223-7602-563.43-03		HAPRENT-2-26	1,837.00
	LANDMARK HARMONY HOUSING LLC	226-7605-563.43-08		HAPRENT-2-26	3,113.00
41738 - Summary					4,950.00
41739	LINCOLN CREST APARTMENTS	223-7602-563.43-03		HAPRENT-2-26	15,907.00
	LINCOLN CREST APARTMENTS	226-7605-563.43-08		HAPRENT-2-26	1,616.00
41739 - Summary					17,523.00
41740	LOGIC PROPERTIES, LLC	223-7602-563.43-03		HAPRENT-2-26	1,368.00
41740 - Summary					1,368.00
41741	LUCEY, GREGORY	223-7602-563.43-03		HAPRENT-2-26	690.00
41741 - Summary					690.00
41742	LUTZ LAND MANAGEMENT	223-7602-563.43-03		HAPRENT-2-26	681.00
41742 - Summary					681.00
41743	MARGARITA VILLA, LLC	226-7605-563.43-08		HAPRENT-2-26	1,601.00
41743 - Summary					1,601.00
41744	METRO RENTAL MGMT	226-7605-563.43-08		HAPRENT-2-26	3,887.00
41744 - Summary					3,887.00
41745	METROPOLITAN ASSOCIATES	223-7602-563.43-03		HAPRENT-2-26	17,732.00
	METROPOLITAN ASSOCIATES	226-7605-563.43-08		HAPRENT-2-26	2,911.00
41745 - Summary					20,643.00
41746	MIAO, XIANGDONG	223-7602-563.43-03		HAPRENT-2-26	1,300.00
41746 - Summary					1,300.00
41747	MILLIGAN, JENNIFER	226-7605-563.43-08		HAPRENT-2-26	850.00
41747 - Summary					850.00
41748	MILW CO HOUSING DIVISION	222-7601-563.30-04		AFRENT-2-26	165.32
	MILW CO HOUSING DIVISION	223-7602-563.43-05		HAPRENT-2-26	2,685.00
41748 - Summary					2,850.32
41749	MLK LIBRARY APTS	226-7605-563.43-08		HAPRENT-2-26	586.00
41749 - Summary					586.00
41750	MONTES, MARIA	223-7602-563.43-03		HAPRENT-2-26	1,000.00
41750 - Summary					1,000.00
41751	MONTY, TROY	223-7602-563.43-03		HAPRENT-2-26	1,014.00
41751 - Summary					1,014.00
41752	MORRISON, TOM	223-7602-563.43-03		HAPRENT-2-26	4,081.00
	MORRISON, TOM	226-7605-563.43-08		HAPRENT-2-26	1,354.00
41752 - Summary					5,435.00
41753	MUTHUPANDIYAN, BALRAJ	223-7602-563.43-03		HAPRENT-2-26	792.00
41753 - Summary					792.00
41754	MY PLACE RENTALS, LLC	223-7602-563.43-03		HAPRENT-2-26	497.00
41754 - Summary					497.00
41755	NASH, BRYAN	223-7602-563.43-03		HAPRENT-2-26	1,175.00
41755 - Summary					1,175.00
41756	OCTANE CAPITAL PARTNERS, LLC	226-7605-563.43-08		HAPRENT-2-26	525.00
41756 - Summary					525.00
41757	ORANGE COUNTY HOUSING AUTHORITY	222-7601-563.30-04		AFRENT-2-26	51.76
	ORANGE COUNTY HOUSING AUTHORITY	223-7602-563.43-05		HAPRENT-2-26	1,922.00
41757 - Summary					1,973.76

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Check#	Vendor	GL Account	Proj No	Description	Amount
41758	OSCEOLA COUNTY BOARD OF	222-7601-563.30-04		AFRENT-2-26	53.68
	OSCEOLA COUNTY BOARD OF	223-7602-563.43-05		HAPRENT-2-26	1,310.00
41758 - Summary					**1,363.68**
41759	OTT, DONALD	223-7602-563.43-03		HAPRENT-2-26	585.00
41759 - Summary					**585.00**
41760	PASSAVANT HARMONY HOUSING, LLC	226-7605-563.43-08		HAPRENT-2-26	528.00
41760 - Summary					**528.00**
41761	PERKINS, CHARLES	226-7605-563.43-08		HAPRENT-2-26	0.00
41761 - Summary					**0.00**
41762	PHILLIPS, DANIEL	226-7605-563.43-08		HAPRENT-2-26	325.00
41762 - Summary					**325.00**
41763	PLENNES, TIMOTHY	223-7602-563.43-03		HAPRENT-2-26	1,040.00
41763 - Summary					**1,040.00**
41764	PORCH LIGHT PROPERTY MGMT	226-7605-563.43-08		HAPRENT-2-26	394.00
41764 - Summary					**394.00**
41765	RANGER INVESTMENTS LLC	223-7602-563.43-03		HAPRENT-2-26	1,867.00
41765 - Summary					**1,867.00**
41766	RAY EMINI LLC	226-7605-563.43-08		HAPRENT-2-26	1,088.00
41766 - Summary					**1,088.00**
41767	REAL PROPERTY MGMT DAIRYLAND	223-7602-563.43-03		HAPRENT-2-26	872.00
41767 - Summary					**872.00**
41768	REGALADO, PAUL	223-7602-563.43-03		HAPRENT-2-26	633.00
41768 - Summary					**633.00**
41769	REIS PROPERTY MANAGEMENT	223-7602-563.43-03		HAPRENT-2-26	1,688.00
41769 - Summary					**1,688.00**
41770	RICH FIELD PROPERTY	223-7602-563.43-03		HAPRENT-2-26	1,486.00
41770 - Summary					**1,486.00**
41771	RITTENHOUSE, KARYN	223-7602-563.43-03		HAPRENT-2-26	607.00
41771 - Summary					**607.00**
41772	ROBINSON, EDWARD (TED)	223-7602-563.43-03		HAPRENT-2-26	415.00
41772 - Summary					**415.00**
41773	RODIEZ, TIM	226-7605-563.43-08		HAPRENT-2-26	634.00
41773 - Summary					**634.00**
41774	ROTAB LLC	223-7602-563.43-03		HAPRENT-2-26	1,738.00
41774 - Summary					**1,738.00**
41775	ROZMAN, GLORIA	223-7602-563.43-03		HAPRENT-2-26	619.00
41775 - Summary					**619.00**
41776	RUPENA, MATTHEW	226-7605-563.43-08		HAPRENT-2-26	2,593.00
41776 - Summary					**2,593.00**
41777	S. 13TH STREET LLC	226-7605-563.43-08		HAPRENT-2-26	234.00
41777 - Summary					**234.00**
41778	SANDOVAL, DANIEL	223-7602-563.43-03		HAPRENT-2-26	462.00
41778 - Summary					**462.00**
41779	SARAH'S ESTATES LLC	226-7605-563.43-08		HAPRENT-2-26	1,006.00
41779 - Summary					**1,006.00**
41780	SC RESIDENCE, LLC	226-7605-563.43-08		HAPRENT-2-26	1,458.00
41780 - Summary					**1,458.00**
41781	SCHUELE, RONALD	223-7602-563.43-03		HAPRENT-2-26	1,373.00
41781 - Summary					**1,373.00**
41782	SHERMAN PARK TENANT, LLC	226-7605-563.43-08		HAPRENT-2-26	792.00
41782 - Summary					**792.00**
41783	SHOE FACTORY LOFTS - MILWAUKEE LLC	226-7605-563.43-08		HAPRENT-2-26	483.00
41783 - Summary					**483.00**
41784	SMART ASSET REALTY	223-7602-563.43-03		HAPRENT-2-26	3,428.00
	SMART ASSET REALTY	226-7605-563.43-08		HAPRENT-2-26	676.00
41784 - Summary					**4,104.00**
41785	SMART LIVING, LLC	223-7602-563.43-03		HAPRENT-2-26	868.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41785 - Summary					868.00
41786	SORMRUDE, JULIAN	223-7602-563.43-03		HAPRENT-2-26	618.00
41786 - Summary					618.00
41787	STAMOS, JANA	223-7602-563.43-03		HAPRENT-2-26	1,015.00
41787 - Summary					1,015.00
41788	STEFANOVICH, SUSAN	223-7602-563.43-03		HAPRENT-2-26	676.00
41788 - Summary					676.00
41789	STRYEWA, LLC	223-7602-563.43-03		HAPRENT-2-26	505.00
41789 - Summary					505.00
41790	STUCKERT, KRISTIE	223-7602-563.43-03		HAPRENT-2-26	941.00
41790 - Summary					941.00
41791	S2 REAL ESTATE GROUP 2 LLC	223-7602-563.43-03		HAPRENT-2-26	397.00
41791 - Summary					397.00
41792	THE BERKSHIRE-WEST ALLIS	223-7602-563.43-03		HAPRENT-2-26	10,952.00
	THE BERKSHIRE-WEST ALLIS	226-7605-563.43-08		HAPRENT-2-26	7,746.00
41792 - Summary					18,698.00
41793	TSYPKIN, MOYSEY	223-7602-563.43-03		HAPRENT-2-26	612.00
41793 - Summary					612.00
41794	URBAN, JEFFERY	223-7602-563.43-03		HAPRENT-2-26	508.00
41794 - Summary					508.00
41795	VIDMAR, MICHAEL	223-7602-563.43-03		HAPRENT-2-26	1,175.00
41795 - Summary					1,175.00
41796	VIEYRA, MICHAEL	223-7602-563.43-03		HAPRENT-2-26	599.00
41796 - Summary					599.00
41797	VP INVESTORS LLC	223-7602-563.43-03		HAPRENT-2-26	744.00
41797 - Summary					744.00
41798	WALNUT GLEN APARTMENTS, LLC	226-7605-563.43-08		HAPRENT-2-26	463.00
41798 - Summary					463.00
41799	WATER REMOVAL PRO LLC	223-7602-563.43-03		HAPRENT-2-26	1,086.00
41799 - Summary					1,086.00
41800	WE ENERGIES	223-7602-563.43-04		URRENT-2-26	1,512.00
	WE ENERGIES	226-7605-563.43-04		URRENT-2-26	688.00
41800 - Summary					2,200.00
41801	WELLSTON APARTMENTS	226-7605-563.43-08		HAPRENT-2-26	542.00
41801 - Summary					542.00
41802	WELSH, RICHARD	223-7602-563.43-03		HAPRENT-2-26	292.00
41802 - Summary					292.00
41803	WESLEY SCOTT ESSENTIAL HOUSING	226-7605-563.43-08		HAPRENT-2-26	1,401.00
41803 - Summary					1,401.00
41804	WHITE, PETER	223-7602-563.43-03		HAPRENT-2-26	1,150.00
41804 - Summary					1,150.00
41805	WIESNER, BENJAMIN	223-7602-563.43-03		HAPRENT-2-26	822.00
41805 - Summary					822.00
41806	WIESNER, JOHN	223-7602-563.43-03		HAPRENT-2-26	1,970.00
41806 - Summary					1,970.00
41807	WILLIAMSTOWN BAY-CUDAHY LLC	226-7605-563.43-08		HAPRENT-2-26	700.00
41807 - Summary					700.00
41808	WM PORTFOLIO LLC	223-7602-563.43-03		HAPRENT-2-26	1,155.00
	WM PORTFOLIO LLC	226-7605-563.43-08		HAPRENT-2-26	466.00
41808 - Summary					1,621.00
41809	WOOD PROPERTY MANAGEMENT, LLC	223-7602-563.43-03		HAPRENT-2-26	806.00
41809 - Summary					806.00
41810	ZAGRODNIK, ROBERT AND DOROTHY	223-7602-563.43-03		HAPRENT-2-26	737.00
41810 - Summary					737.00
41811	ZAWAHIR, BILLIE JO	223-7602-563.43-03		HAPRENT-2-26	560.00
41811 - Summary					560.00
41812	ZOCCOLI, MARCO	223-7602-563.43-03		HAPRENT-2-26	8,138.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41812	ZOCCOLI, MARCO	226-7605-563.43-08		HAPRENT-2-26	5,245.00
41812 - Summary					**13,383.00**
41813	ZORIC, LUKA	223-7602-563.43-03		HAPRENT-2-26	598.00
41813 - Summary					**598.00**
41814	15 LLC	223-7602-563.43-03		HAPRENT-2-26	1,212.00
	15 LLC	226-7605-563.43-08		HAPRENT-2-26	603.00
41814 - Summary					**1,815.00**
41815	15327 BRAUN CT., LLC	223-7602-563.43-03		HAPRENT-2-26	653.00
41815 - Summary					**653.00**
41816	2453 N 17TH ST LLC	223-7602-563.43-03		HAPRENT-2-26	2,854.00
41816 - Summary					**2,854.00**
41817	3317-19 WOLLMER LLC	223-7602-563.43-03		HAPRENT-2-26	1,129.00
41817 - Summary					**1,129.00**
41818	6100 BURNHAM LLC	223-7602-563.43-03		HAPRENT-2-26	773.00
41818 - Summary					**773.00**
41819	700 LOFTS MILWAUKEE, LLC	226-7605-563.43-08		HAPRENT-2-26	1,085.00
41819 - Summary					**1,085.00**
02/02/2026 - Summary					**331,105.73**

Payment Date: 02/10/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41899	US BANK - PCARD	100-0000-441.08-00		DOJ EPAY RECORDS CHECK	273.00
	US BANK - PCARD	100-0301-516.51-02		SCHWAAB, INC.	21.89
	US BANK - PCARD	100-0301-516.56-01		MACARTHUR SQUARE	7.00
	US BANK - PCARD	100-0301-516.56-01		MATC GARAGE	10.80
	US BANK - PCARD	100-0301-516.56-01		PARC	4.99
	US BANK - PCARD	100-0301-516.56-01		SPOTHERO 844-356-8054	18.39
	US BANK - PCARD	100-0303-516.52-01		WWW.PACER.GOV	47.40
	US BANK - PCARD	100-0501-517.52-01		COSTAR GROUP INC	476.12
	US BANK - PCARD	100-0501-517.52-01		NCSS	299.00
	US BANK - PCARD	100-0501-517.52-01		REALTOR ASSOCIATION/ML	69.00
	US BANK - PCARD	100-0501-517.52-01		REALTYRATESCOM	179.00
	US BANK - PCARD	100-1001-513.30-02		NIU OUTREACH	260.00
	US BANK - PCARD	100-1001-513.30-02		WWW.DYNAMIC-LIGHT.COM	(87.30)
	US BANK - PCARD	100-1001-513.52-01		OPENAI *CHATGPT SUBSCR	20.00
	US BANK - PCARD	100-1001-513.56-01		FSP*WAUWATOSA WEST ALLIS	95.00
	US BANK - PCARD	100-1101-517.32-01		DNH*GODADDY#3986370915	999.98
	US BANK - PCARD	100-1101-517.32-01		ZOHO CORP	3,949.00
	US BANK - PCARD	100-1101-517.51-11		B&H PHOTO 800-606-6969	2,358.00
	US BANK - PCARD	100-1301-517.54-02		LINKEDINPREA *33572124	39.99
	US BANK - PCARD	100-1401-515.57-01		FSP*VALUE FOR LOCAL GOVER	50.00
	US BANK - PCARD	100-1401-515.57-01		LOCAL GOVERNMENT EDUCATIO	75.00
	US BANK - PCARD	100-1401-515.57-01		NATIONAL INSTITUTE OF GO	195.00
	US BANK - PCARD	100-1501-517.54-02		BRIDGETOWER MEDIA ADS	394.04
	US BANK - PCARD	100-1501-517.57-01		WMCA	130.00
	US BANK - PCARD	100-2101-521.30-04		CNA SURETY	120.00
	US BANK - PCARD	100-2101-521.30-04		WI DFI WS2 CFI CC EPAY	20.00
	US BANK - PCARD	100-2101-521.44-01		AMAZON RETA* XC6X49ND3	4.91
	US BANK - PCARD	100-2101-521.44-01		AMAZON RETA* ZR4X01D03	14.39
	US BANK - PCARD	100-2101-521.44-04		AMAZON MARK* P940M2T93	50.94
	US BANK - PCARD	100-2101-521.44-04		AMAZON MARK* 4C9RF3HS3	415.16
	US BANK - PCARD	100-2101-521.44-04		AMAZON MKTPL*SA4VA0UZ3	99.96
	US BANK - PCARD	100-2101-521.51-01		ODP BUS SOL LLC# 106869	9.27
	US BANK - PCARD	100-2101-521.51-02		AMAZON RETA* TX6XL5FW3	59.97
	US BANK - PCARD	100-2101-521.51-04		AMAZON MARK* N901Z4Q93	45.22
	US BANK - PCARD	100-2101-521.51-04		ODP BUS SOL LLC# 106869	489.95
	US BANK - PCARD	100-2101-521.56-02		WISCONSIN POLICE LEADERSH	300.00
	US BANK - PCARD	100-2101-521.57-01		MOCIC	300.00
	US BANK - PCARD	100-2101-521.70-03		WWW.DJI.COM	568.38
	US BANK - PCARD	100-2107-521.51-01		USPS PO 5672200227	21.35
	US BANK - PCARD	100-2107-521.51-05		RAY O'HERRON	11,542.00
	US BANK - PCARD	100-2107-521.51-05		STREICHER'S MO	2,940.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41899	US BANK - PCARD	100-2107-521.57-02		PAYPAL *IAPE	425.00
	US BANK - PCARD	100-2107-521.57-02		RACINECOUNTYLINERIFLE	1,550.00
	US BANK - PCARD	100-2107-521.57-02		WI DOJ* ACTIVE THREAT	205.90
	US BANK - PCARD	100-2107-521.60-01		AMAZON MARK* BO3MU1KE3	23.99
	US BANK - PCARD	100-2107-521.60-01		AMAZON MARK* EN0G55VF3	18.99
	US BANK - PCARD	100-2107-521.60-01		AMAZON MARK* 1G82U8XA3	27.95
	US BANK - PCARD	100-2107-521.60-01		AMAZON MARK* 4D7YV4EC3	72.92
	US BANK - PCARD	100-2107-521.60-01		ARMORSOURCE LLC	865.00
	US BANK - PCARD	100-2107-521.60-01		BLOCK IRON & SUPPLY CO,	855.00
	US BANK - PCARD	100-2107-521.60-01		MIDWAYUSA COM	354.21
	US BANK - PCARD	100-2107-521.60-01		SPUR NAME TAPES	18.25
	US BANK - PCARD	100-2107-521.60-01		STREICHER'S MO	3,817.27
	US BANK - PCARD	100-2107-521.60-02		STREICHER'S MO	18,290.97
	US BANK - PCARD	100-2114-521.51-03		AMAZON MARK* K23W12IP3	7.89
	US BANK - PCARD	100-2114-521.51-03		AMAZON MARK* N901Z4Q93	69.24
	US BANK - PCARD	100-2114-521.51-03		AMAZON MKTPL*WS98Q6FM3	92.94
	US BANK - PCARD	100-2114-521.51-03		ODP BUS SOL LLC# 106869	24.58
	US BANK - PCARD	100-2114-521.51-03		ULINE *SHIP SUPPLIES	382.05
	US BANK - PCARD	100-2201-522.32-01		OPENAI *CHATGPT SUBSCR	20.00
	US BANK - PCARD	100-2201-522.44-01		AMAZON MKTPL*AG64771R3	43.33
	US BANK - PCARD	100-2201-522.44-01		AMAZON MKTPL*8D3QN2I73	114.99
	US BANK - PCARD	100-2201-522.44-01		AMAZON RETA* CG4E00QP3	83.92
	US BANK - PCARD	100-2201-522.44-01		LA-Z-BOY FURNITURE 152	8,099.91
	US BANK - PCARD	100-2201-522.44-01		VARIDESK* 1800 207 2587	319.20
	US BANK - PCARD	100-2201-522.44-02		IR INDUSTRIAL	1,018.44
	US BANK - PCARD	100-2201-522.44-04		AMAZON MARK* UU5M70R13	25.94
	US BANK - PCARD	100-2201-522.44-04		AMAZON MARK* 3S74G4A03	29.19
	US BANK - PCARD	100-2201-522.51-02		AMAZON MARK* HS9D11QP3	73.68
	US BANK - PCARD	100-2201-522.51-02		AMAZON MARK* PX25181U3	9.10
	US BANK - PCARD	100-2201-522.51-02		AMAZON MARK* P13GF4TY3	155.36
	US BANK - PCARD	100-2201-522.51-02		AMAZON MARK* UU5M70R13	52.12
	US BANK - PCARD	100-2201-522.51-02		AMAZON MARK* U32YH7QX3	23.94
	US BANK - PCARD	100-2201-522.51-02		AMAZON MARK* 177HA5UF3	39.77
	US BANK - PCARD	100-2201-522.51-02		AMAZON MARK* 3S74G4A03	25.16
	US BANK - PCARD	100-2201-522.51-02		AMAZON MKTPL*WU6YM2SJ3	244.76
	US BANK - PCARD	100-2201-522.51-02		AMAZON RETA* CK4D52T93	11.86
	US BANK - PCARD	100-2201-522.51-02		FASTENAL COMPANY 01WIGOV	19.63
	US BANK - PCARD	100-2201-522.51-04		AMAZON MKTPL*SO9TM5BB3	168.61
	US BANK - PCARD	100-2201-522.51-04		AMAZON MKTPL*135PJ3MX3	30.80
	US BANK - PCARD	100-2201-522.51-04		NASSCO INC	88.35
	US BANK - PCARD	100-2201-522.51-06		AMAZON RETA* 3F00Y7943	149.99
	US BANK - PCARD	100-2201-522.51-06		AMAZON RETA* 3L7U66VG3	19.94
	US BANK - PCARD	100-2201-522.51-06		AMAZON RETA* 5638Q7913	12.52
	US BANK - PCARD	100-2201-522.51-06		GRAINGER	101.58
	US BANK - PCARD	100-2201-522.51-06		NASSCO INC	1,001.78
	US BANK - PCARD	100-2201-522.51-07		NASSCO INC	285.72
	US BANK - PCARD	100-2201-522.51-08		HARBOR FREIGHT TOOLS 280	18.99
	US BANK - PCARD	100-2201-522.51-11		AMAZON MARK* PG2X792V3	196.92
	US BANK - PCARD	100-2201-522.51-11		AMAZON MARK* WH6SL5LR3	33.60
	US BANK - PCARD	100-2201-522.51-11		AMAZON MARK* 7J1Y54BP3	1,937.94
	US BANK - PCARD	100-2201-522.51-11		AMAZON RETA* F85DG16G3	3,622.37
	US BANK - PCARD	100-2201-522.52-01		AUDIBLE*1J8183603	15.83
	US BANK - PCARD	100-2201-522.52-03		AUDIBLE*3G2IY87D3	15.83
	US BANK - PCARD	100-2201-522.52-03		COGNITO-PRO	19.00
	US BANK - PCARD	100-2201-522.53-27		AMAZON MKTPL*JD3O023X3	282.74
	US BANK - PCARD	100-2201-522.53-27		AMAZON MKTPL*179348BM3	23.48
	US BANK - PCARD	100-2201-522.53-27		AMAZON MKTPL*6U1CK94F3	363.00
	US BANK - PCARD	100-2201-522.53-27		FASTENAL COMPANY 01WIGOV	177.02
	US BANK - PCARD	100-2201-522.53-27		SP H6 TACTICAL INC	2,037.45
	US BANK - PCARD	100-2201-522.60-01		AMAZON MARK* PG5NQ6G93	58.74
	US BANK - PCARD	100-2201-522.60-01		GALLS	178.00
	US BANK - PCARD	100-2301-523.56-02		WI POLICY FORUM	50.00
	US BANK - PCARD	100-2301-523.57-01		AMERICAN PLANNING ASSOCI	707.60
	US BANK - PCARD	100-2301-523.57-01		ASFPM	180.00
	US BANK - PCARD	100-2401-524.51-02		AMAZON MARK* 5H3CC2XZ3	15.24

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Check#	Vendor	GL Account	Proj No	Description	Amount
41899	US BANK - PCARD	100-2401-524.51-02		AMAZON RETA* QC8NS1R03	24.52
	US BANK - PCARD	100-2401-524.51-02		ODP BUS SOL LLC# 106869	32.98
	US BANK - PCARD	100-2401-524.52-02		INT'L CODE COUNCIL INC	184.50
	US BANK - PCARD	100-2401-524.54-02		BRIDGETOWER MEDIA ADS	114.32
	US BANK - PCARD	100-2401-524.57-02		WI CODE UPDATES	600.00
	US BANK - PCARD	100-2501-515.51-02		AMAZON.COM*TP6QV8443	5.29
	US BANK - PCARD	100-3101-565.30-04		REDI CRE	570.00
	US BANK - PCARD	100-3101-565.54-01		IN *LAS CAZUELAS LLC	0.00
	US BANK - PCARD	100-3501-555.51-01		USPS PO 5687650214	27.34
	US BANK - PCARD	100-3501-555.51-02		ODP BUS SOL LLC# 106869	200.01
	US BANK - PCARD	100-3502-555.52-21		INGRAM LIBRARY SERVICES	633.72
	US BANK - PCARD	100-3502-555.52-27		INGRAM LIBRARY SERVICES	50.39
	US BANK - PCARD	100-3502-555.52-28		AMAZON MKTPL*ME8RT3513	17.40
	US BANK - PCARD	100-3502-555.52-28		AMAZON MKTPL*320MO2FY3	20.09
	US BANK - PCARD	100-3502-555.52-28		AMAZON RETA* GW5MJ5463	18.24
	US BANK - PCARD	100-3502-555.52-28		INGRAM LIBRARY SERVICES	6,420.08
	US BANK - PCARD	100-3502-555.52-30		INGRAM LIBRARY SERVICES	154.28
	US BANK - PCARD	100-3502-555.52-31		ADDITUDE MAG	18.95
	US BANK - PCARD	100-3502-555.52-31		NYTIMES	1,363.01
	US BANK - PCARD	100-3502-555.52-31		OUR WI MAG	24.98
	US BANK - PCARD	100-3502-555.52-36		CAMPAIGNMONITOR	58.65
	US BANK - PCARD	100-3502-555.52-36		DATA AXLE - LMS	8,695.00
	US BANK - PCARD	100-3502-555.52-36		NEWSBANK INC/TCR HS	9,301.00
	US BANK - PCARD	100-3502-555.52-40		INGRAM LIBRARY SERVICES	56.74
	US BANK - PCARD	100-3502-555.52-48		INGRAM LIBRARY SERVICES	6,066.97
	US BANK - PCARD	100-3502-555.52-55		TARGET.COM	34.98
	US BANK - PCARD	100-3502-555.52-55		TARGET.COM *	384.78
	US BANK - PCARD	100-3504-555.51-02		DEMCO INC	447.80
	US BANK - PCARD	100-3507-555.51-06		NASSCO INC	1,035.19
	US BANK - PCARD	100-4001-533.53-02		AMAZON MARK* HL5FP2DL3	987.84
	US BANK - PCARD	100-4001-533.53-02		ODP BUS SOL LLC# 106869	37.85
	US BANK - PCARD	100-4001-533.56-02		AMERICAN AIR0012305803627	414.98
	US BANK - PCARD	100-4101-533.30-04		ARO LOCK & DOOR - MILWAUK	328.00
	US BANK - PCARD	100-4101-533.30-04		DSPS E SERVICE FEE COM	3.38
	US BANK - PCARD	100-4101-533.30-04		DSPS EPAY ISE	150.00
	US BANK - PCARD	100-4101-533.41-06		APPLE.COM/BILL	0.99
	US BANK - PCARD	100-4101-533.44-08		DESIGN AIR - BT	107.32
	US BANK - PCARD	100-4101-533.44-08		FERGUSON ENT #1020	658.49
	US BANK - PCARD	100-4101-533.44-08		FSP*AKRIT REFRIGERATION &	245.00
	US BANK - PCARD	100-4101-533.44-08		HOTSY CLEANING SYSTEM	68.10
	US BANK - PCARD	100-4101-533.44-08		MENARDS WEST MILWAUKEE WI	303.64
	US BANK - PCARD	100-4101-533.44-08		NTE 5443	133.91
	US BANK - PCARD	100-4101-533.44-08		SHERWIN-WILLIAMS703713	55.79
	US BANK - PCARD	100-4101-533.44-08		SP PROTEGISPARTS	122.61
	US BANK - PCARD	100-4101-533.44-08		THE HOME DEPOT #4902	6.56
	US BANK - PCARD	100-4101-533.53-02		AMAZON MKTPL*O97VO4EL3	6.20
	US BANK - PCARD	100-4101-533.53-02		AMAZON RETA* P62AY0JO3	15.27
	US BANK - PCARD	100-4101-533.53-02		MENARDS WEST MILWAUKEE WI	2.99
	US BANK - PCARD	100-4101-533.53-02		SQ *GREBE'S BAKERY	107.15
	US BANK - PCARD	100-4101-533.58-01		DMA EPAY EPCRA FEES	655.00
	US BANK - PCARD	100-4101-533.58-01		DMA EPAY EPCRA SERVICE FE	16.38
	US BANK - PCARD	100-4118-531.53-02		AMAZON MKTPL*5Z45D9OP3	219.90
	US BANK - PCARD	100-4118-531.53-02		HAPPY TAP	64.86
	US BANK - PCARD	100-4118-531.53-02		MENARDS WEST MILWAUKEE WI	16.17
	US BANK - PCARD	100-4201-535.53-02		AMAZON MKTPL*CI3JX7ZJ3	13.93
	US BANK - PCARD	100-4201-535.53-02		COSTCO WHSE #1101	(56.69)
	US BANK - PCARD	100-4201-535.53-02		COSTCO WHSE #1209	56.69
	US BANK - PCARD	100-4201-535.53-02		SAMSCLUB #8164	25.81
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* JE0KQ1HZ3	0.00
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* TA3SD0903	108.99
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* 0J3SU1FP3	954.89
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* 2Y00K9AY3	35.14
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* 2331A3DC3	137.64
	US BANK - PCARD	100-4301-533.53-02		AMAZON MARK* 436Z85O33	51.24
	US BANK - PCARD	100-4301-533.53-02		AMAZON RETA* G364H75E3	33.82

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Check#	Vendor	GL Account	Proj No	Description	Amount
41899	US BANK - PCARD	100-4301-533.53-02		AMAZON RETA* 356WE18R3	101.46
	US BANK - PCARD	100-4301-533.53-02		ARBSESS*	149.96
	US BANK - PCARD	100-4301-533.53-02		MENARDS WEST MILWAUKEE WI	164.02
	US BANK - PCARD	100-4301-533.53-02		SITEONE LANDSCAPE SUPPLY,	186.00
	US BANK - PCARD	100-4301-533.53-02		WWW.PLUMBERSSTOCK.COM	1,474.96
	US BANK - PCARD	100-4301-533.56-02		WISCONSIN ARBORISTS ASSO	900.00
	US BANK - PCARD	100-4401-533.44-08		JOE WILDE COMPANY, LLC	48.00
	US BANK - PCARD	100-4401-533.53-02		AMAZON MARK* WF4ZT5FG3	48.00
	US BANK - PCARD	100-4401-533.53-02		AMAZON MARK* 6H4HK3UW3	22.68
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*HP2KA1S83	40.45
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPL*3522W2A03	333.08
	US BANK - PCARD	100-4401-533.53-02		AMAZON MKTPLACE PMTS	(55.39)
	US BANK - PCARD	100-4401-533.53-02		AMAZON RETA* KO7591YO3	78.06
	US BANK - PCARD	100-4401-533.53-02		AMAZON RETA* V94TZ1N53	6.26
	US BANK - PCARD	100-4401-533.53-02		AMAZON RETA* 043951AF3	11.99
	US BANK - PCARD	100-4401-533.53-02		BAY FASTENING	434.91
	US BANK - PCARD	100-4401-533.53-02		MENARDS WEST ALLIS WI	114.67
	US BANK - PCARD	100-4501-533.52-01		CUMMINS OSM	820.00
	US BANK - PCARD	100-4501-533.53-02		ALRO STEEL CORP	(342.67)
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* BS7ED05Y3	25.53
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* B74DJ0E13	0.00
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* FP6HK2EE3	102.04
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* ND3I71JT3	16.84
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* UG5YM6873	29.10
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* 1U9YI0Y03	17.95
	US BANK - PCARD	100-4501-533.53-02		AMAZON MARK* 6E22E9313	19.79
	US BANK - PCARD	100-4501-533.53-02		AMAZON MKTPL*GS5IY7R83	11.98
	US BANK - PCARD	100-4501-533.53-02		AMAZON MKTPL*0C6ZH6DQ3	26.11
	US BANK - PCARD	100-4501-533.53-02		AMAZON RETA* 2C7OA2JX3	91.16
	US BANK - PCARD	100-4501-533.53-02		COUSINSSUBS	198.25
	US BANK - PCARD	100-4501-533.53-02		EBAY O*13-14060-50341	253.00
	US BANK - PCARD	100-4501-533.53-02		FAIRCHILD EQUIPMENT SOUTH	1,012.17
	US BANK - PCARD	100-4501-533.53-02		PURPOSE WRECKER	556.92
	US BANK - PCARD	100-4601-533.57-02		AVID WISCONSIN DELLS-LAK	0.00
	US BANK - PCARD	100-8201-517.32-01		ADOBE INC	337.96
	US BANK - PCARD	100-8201-517.32-01		MAILCHIMP	169.18
	US BANK - PCARD	100-8201-517.32-01		SPROUT SOCIAL, INC	323.00
	US BANK - PCARD	100-8201-517.32-01		SURVEYMONK* T 47360922	495.61
	US BANK - PCARD	100-8201-517.51-02		AMAZON MARK* 092XY2173	13.69
	US BANK - PCARD	100-8201-517.51-02		AMAZON MARK* 1X42U8DF3	29.48
	US BANK - PCARD	100-8201-517.51-02		AMAZON MKTPL*NG4RQ4LB3	34.02
	US BANK - PCARD	100-8201-517.51-02		GRIMCO INC	309.98
	US BANK - PCARD	100-8201-517.51-02		WESTERN STATES ENVELOPE	2,097.50
	US BANK - PCARD	100-8201-517.51-09		FESTIVAL FOODS WEST	64.28
	US BANK - PCARD	100-8201-517.54-03		FACEBK *B7U27CVC52	9.09
	US BANK - PCARD	100-8201-517.54-03		4IMPRINT, INC	1,672.20
	US BANK - PCARD	206-0601-544.64-05		SPECTRUM	15.61
	US BANK - PCARD	207-0601-544.64-05	SC0003	SPOTIFY USA	12.70
	US BANK - PCARD	207-0601-544.64-05	SC0004	AMAZON MARK* HB6BF7IS3	37.99
	US BANK - PCARD	207-0601-544.64-05	SC0004	PICK N SAVE #847	25.86
	US BANK - PCARD	207-0601-544.64-05	SC0005	AMAZON RETA* OB6R60W23	153.08
	US BANK - PCARD	207-0601-544.64-05	SC0006	AMAZON RETA* 6U8FH3J53	153.12
	US BANK - PCARD	208-0701-555.64-05		INGRAM LIBRARY SERVICES	768.34
	US BANK - PCARD	214-0801-521.64-05		AMAZON MKTPL*682CT12K3	3,508.50
	US BANK - PCARD	214-0801-521.64-05		IN *AK ATHLETIC EQUIPMENT	896.10
	US BANK - PCARD	215-0801-521.64-05		AMAZON MARK* PP4SK6SA3	228.35
	US BANK - PCARD	215-0801-521.64-05		ELITE K9 INC 2	107.86
	US BANK - PCARD	215-0801-521.64-05		THE HOME DEPOT #4902	63.52
	US BANK - PCARD	215-0801-521.64-05		WALGREENS #3882	39.17
	US BANK - PCARD	220-7521-563.31-02	C26101	DFI WS2 RCC CC EPAY SALE	10.00
	US BANK - PCARD	220-7522-563.51-09	C23409	THE HOME DEPOT #4902	199.00
	US BANK - PCARD	220-7522-563.51-09	C25218	AMAZON RETA* R32C00N13	11.99
	US BANK - PCARD	220-7522-563.51-09	C25218	ZOOM.COM 888-799-9666	16.99
	US BANK - PCARD	220-7522-563.70-05	C24405	BRIDGETOWER MEDIA ADS	88.48
	US BANK - PCARD	222-7601-563.30-04		DOJ EPAY RECORDS CHECK	21.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41899	US BANK - PCARD	222-7601-563.54-02		BRIDGETOWER MEDIA ADS	449.18
	US BANK - PCARD	242-9601-542.32-01	SW2480	SURVEYMONK* T 47344616	1,524.96
	US BANK - PCARD	242-9601-542.51-09	SW2504	WAL-MART #5667	19.00
	US BANK - PCARD	242-9601-542.51-09	SW2558	AMAZON MKTPL*RS1QJ44D3	352.36
	US BANK - PCARD	242-9601-542.51-09	SW2558	AMAZON MKTPL*ZG8VV69F3	89.97
	US BANK - PCARD	242-9601-542.51-09	SW2604	AMAZON MKTPL*KR8JI07K3	122.22
	US BANK - PCARD	242-9601-542.53-41	SW2608	GLOBAL PROTECTION	297.35
	US BANK - PCARD	242-9601-542.56-02	SW2620	NATIONAL ASSOCIATION OF	995.00
	US BANK - PCARD	242-9601-542.56-02	SW2620	SOUTHWES 5262122064965	489.01
	US BANK - PCARD	255-8101-521.30-04	I25549	AMAZON WEB SERVICES	10.06
	US BANK - PCARD	255-8101-521.30-04	I25549	GENUITY	49.99
	US BANK - PCARD	255-8101-521.30-04	I25549	MICROSOFT#G133538914	188.67
	US BANK - PCARD	255-8101-521.30-04	I26534	STAMPS.COM	20.99
	US BANK - PCARD	255-8101-521.51-09	I25549	ODP BUS SOL LLC# 106869	125.41
	US BANK - PCARD	255-8101-521.51-09	I26534	ODP BUS SOL LLC# 106869	175.22
	US BANK - PCARD	258-3102-565.30-02		DFI WS2 RCC CC EPAY SALE	10.00
	US BANK - PCARD	258-3102-565.51-04		PY *AROMA CAFE LLC	20.23
	US BANK - PCARD	258-3102-565.51-04		SQ *LAKE EFFECT COFFEE -	24.66
	US BANK - PCARD	258-3102-565.51-04		SQ *WEST ALLIS CHEESE & S	181.62
	US BANK - PCARD	258-3102-565.52-01		GANNETT MEDIA CO	24.99
	US BANK - PCARD	258-3102-565.52-01		THE BUSINESS JOURNALS	70.00
	US BANK - PCARD	258-3102-565.56-02		EB *CARW ALL MEMBER ME	99.06
	US BANK - PCARD	258-3102-565.56-02		EB *2026 CARW ROUNDTAB	29.92
	US BANK - PCARD	258-3102-565.57-01		MID-AMERICA ECONOMIC D	300.00
	US BANK - PCARD	266-8350-522.30-04		SPROUT SOCIAL, INC	149.00
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* BJ32A1ZM3	7.99
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* D56OZ3IG3	3.99
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* F14O94F53	14.76
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* GO8LF5P73	4.99
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* I68NZ60P3	42.48
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* JK7SO9S03	24.28
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* UE0S68X63	89.18
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* UY70Z5RT3	99.65
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* 652CU9J83	11.19
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* 8R5NV2C03	39.88
	US BANK - PCARD	279-0701-555.51-09		AMAZON MARK* 9A2163BV3	39.90
	US BANK - PCARD	279-0701-555.51-09		AMAZON MKTPL*FH3NX8373	10.50
	US BANK - PCARD	279-0701-555.51-09		AMAZON RETA* RE23Z0TN3	34.99
	US BANK - PCARD	279-0701-555.51-09		AMAZON RETA* 240GF8AR3	17.10
	US BANK - PCARD	279-0701-555.51-09		LAKESHORE LEARNING MATER	51.98
	US BANK - PCARD	279-0701-555.51-09		PICK N SAVE #847	19.46
	US BANK - PCARD	279-0701-555.51-09		SWANK MOTION PICTURES	1,483.00
	US BANK - PCARD	350-6008-531.31-01	P2528S	WM.COM	96.99
	US BANK - PCARD	350-6008-531.31-02	P2620W	BRIDGETOWER MEDIA ADS	129.27
	US BANK - PCARD	352-3501-555.70-03	L23001	MENARDS WEST MILWAUKEE WI	80.87
	US BANK - PCARD	501-2708-537.53-02		NTE 5443	47.97
	US BANK - PCARD	501-2708-537.53-02		THE HOME DEPOT #4902	148.96
	US BANK - PCARD	501-2708-537.53-02		THE HOME DEPOT 4902	249.00
	US BANK - PCARD	501-2710-537.53-02		ELLIOTT ACE HDWE	4.66
	US BANK - PCARD	501-2710-537.53-02		IN *GENERAL FIRE EQUIPMEN	310.30
	US BANK - PCARD	501-2710-537.53-02		MARKS PLUMBING PARTS	1,590.40
	US BANK - PCARD	501-2901-537.51-02		AMAZON MARK* YQ5FA1KC3	20.98
	US BANK - PCARD	501-2901-537.51-02		AMAZON MKTPL*D67Z67T33	64.44
	US BANK - PCARD	501-2901-537.51-02		AMAZON MKTPL*JG9KJ3F23	15.15
	US BANK - PCARD	501-2901-537.51-09		AMAZON MARK* D33BL6HK3	136.78
	US BANK - PCARD	501-2901-537.51-09		AMAZON MARK* NF9MH4A23	32.96
	US BANK - PCARD	501-2901-537.57-02		PHCC-WISCONSIN	129.00
	US BANK - PCARD	510-3801-536.53-02		AMAZON MARK* MP4N642G3	48.98
	US BANK - PCARD	510-3801-536.53-02		APPLE.COM/BILL	0.99
	US BANK - PCARD	510-3803-536.75-01	P2532N	BRIDGETOWER MEDIA ADS	129.27
	US BANK - PCARD	510-3803-536.75-01	P2540N	BRIDGETOWER MEDIA ADS	129.27
	US BANK - PCARD	540-1801-538.53-02		AMAZON MARK* OW3BJ6R53	30.37
	US BANK - PCARD	540-1807-538.75-01		DNR WS2 WT3 EPAY SALE	550.00
	US BANK - PCARD	540-1807-538.75-01		DNR WS2 WT3 EPAY SERVFEE	13.75
	US BANK - PCARD	550-4233-535.51-01		UPS*1ZE703Y90191443673	29.02

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Check#	Vendor	GL Account	Proj No	Description	Amount
41899	US BANK - PCARD	550-4233-535.51-09		AMAZON MKTPL*CB1G85R13	498.56
	US BANK - PCARD	550-4233-535.51-09		AMAZON MKTPL*MY79P5SJ3	242.85
	US BANK - PCARD	550-4233-535.51-09		MENARDS WEST MILWAUKEE WI	164.97
	US BANK - PCARD	550-4233-535.51-09		SHERWIN-WILLIAMS703713	62.55
	US BANK - PCARD	996-8901-517.70-05	BF0045	BRIDGETOWER MEDIA ADS	145.17
	US BANK - PCARD	997-9701-541.32-04		AVAILITY	70.00
	US BANK - PCARD	997-9701-541.51-01		USPS.COM CLICKNSHIP	17.36
	US BANK - PCARD	997-9701-541.51-02		AMAZON RETA* J14VA1BH3	10.47
	US BANK - PCARD	997-9701-541.51-02		AMAZON RETA* KM3TW97L3	34.06
	US BANK - PCARD	997-9701-541.51-02		STAPLES	20.37
	US BANK - PCARD	997-9701-541.51-06		AMAZON MARK* X67IY4DQ3	335.02
	US BANK - PCARD	997-9701-541.51-06		AMAZON RETA* PZ0BD97M3	13.38
	US BANK - PCARD	997-9701-541.51-06		STAPLES	104.72
	US BANK - PCARD	997-9701-541.54-03		SPROUT SOCIAL, INC	149.00
	US BANK - PCARD	997-9701-541.56-02		WI ASSOC LOC HEALTH DEPT	200.00
	US BANK - PCARD	997-9701-541.57-01		NATIONAL ASSOCIATION OF L	350.00
	US BANK - PCARD	997-9703-541.32-04		AVAILITY	35.00
	US BANK - PCARD	997-9703-541.53-41		AMAZON MARK* GU0E93UE3	19.59
	US BANK - PCARD	997-9703-541.53-41		AMAZON MARK* IK41B8JO3	22.50
	US BANK - PCARD	997-9703-541.57-01		DSPS E SERVICE FEE REN	5.19
	US BANK - PCARD	997-9703-541.57-01		WI DSPS LICENSURE	231.00
	US BANK - PCARD	997-9703-541.57-02		HEALTH CARE EDUCATION AND	50.00
41899 - Summary					**152,239.60**
02/10/2026 - Summary					**152,239.60**

Payment Date: 02/12/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41851	ARING EQUIPMENT COMPANY INC	100-4401-533.53-02		Inventory Stock Items	992.05
	ARING EQUIPMENT COMPANY INC	100-4501-533.53-02		Rear Fender	3,906.67
41851 - Summary					**4,898.72**
41852	BOBCAT PLUS INC	100-4501-533.53-02		HYDRAULIC TANK CAP	57.66
41852 - Summary					**57.66**
41853	CONCENTRA MEDICAL CENTER	100-1301-517.30-04		Pre-employment testing	417.00
41853 - Summary					**417.00**
41854	COREY OIL LTD	100-4401-533.53-02		Inventory stock parts	2,974.10
41854 - Summary					**2,974.10**
41855	EDWARD H. WOLF & SONS, INC.	100-4501-533.53-01		Unleaded and Diesel Fuel	19,616.59
41855 - Summary					**19,616.59**
41856	ERAS SENIOR NETWORK INC	220-7522-563.31-80	C25203	Salary thru 11-2-25	20,322.00
41856 - Summary					**20,322.00**
41857	GRAINGER	100-4401-533.53-02		Inventory stock items	425.56
	GRAINGER	100-4401-533.53-02		Inventory stock parts	488.75
	GRAINGER	100-4401-533.53-02		Inventory Stock Items	836.90
	GRAINGER	100-4401-533.53-02		1-1/2 NPT FITTING	12.63
	GRAINGER	501-2901-537.53-02		DRILL BIT	516.87
	GRAINGER	501-2901-537.53-02		Water Special Order	305.92
	GRAINGER	550-4233-535.51-09		CREDIT	(37.60)
	GRAINGER	550-4233-535.51-09		Foot Warmers	37.60
	GRAINGER	550-4233-535.51-09		S&S face masks	428.85
41857 - Summary					**3,015.48**
41858	GREAT LAKES SALT COMPANY	100-4218-531.53-02		WS1 Brine	5,140.59
	GREAT LAKES SALT COMPANY	100-4218-531.53-02		WS1 BRINE	6,295.18
41858 - Summary					**11,435.77**
41859	HOFFMAN, JAMES	255-8101-521.56-03	I25538	Mileage	174.00
41859 - Summary					**174.00**
41860	KOS, LEO	100-4601-533.56-02		Leo Conference	398.95
41860 - Summary					**398.95**
41861	LAST, TIMOTHY	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41861 - Summary					**150.00**
41862	LIBERTY HEIGHTS PARK NEIGHBORHOOD	100-8201-517.37-01		LHPNA small grant	1,000.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41862 - Summary					**1,000.00**
41863	LINCOLN CONTRACTORS SUPPLY INC	501-2901-537.53-02		Water invent. stock parts	81.99
	LINCOLN CONTRACTORS SUPPLY INC	510-3801-536.53-02		Wheel kit cpl.	379.00
41863 - Summary					**460.99**
41864	LUTZ LAND MANAGEMENT	350-6008-531.31-07	P2332S	Easement National Ave	2,100.00
41864 - Summary					**2,100.00**
41865	MENARDS - WEST ALLIS	100-4118-531.53-02		plug, handybox, outlet	17.20
41865 - Summary					**17.20**
41866	PACKERLAND RENT A MAT INC	255-8101-521.30-04	I26534	Mats	180.08
41866 - Summary					**180.08**
41867	RAMBOLL ENVIRON US CORPORATION	235-7203-563.30-02	D23004	Task 3 -T07 thru 12/31/25	28,250.77
41867 - Summary					**28,250.77**
41868	SAVAGE SOLUTIONS, LLC	201-5101-517.30-04		Tourism Campaign	25,646.67
41868 - Summary					**25,646.67**
41869	SHERWIN INDUSTRIES INC	100-4218-531.53-02		S23	2,225.46
	SHERWIN INDUSTRIES INC	501-2707-537.53-08		S23	4,562.28
41869 - Summary					**6,787.74**
41870	SHOGREN, RYAN	255-8101-521.56-03	I26534	DC travel	3,111.39
41870 - Summary					**3,111.39**
41871	SOLOMON, STEPHEN	100-4601-533.14-10		Conference Mileage Steve	174.72
41871 - Summary					**174.72**
41872	STEALTH PARTNER GROUP, LLC	602-9101-517.21-60		Stop Loss Feb	103,264.39
41872 - Summary					**103,264.39**
41873	SUPERION, LLC	100-1401-515.32-01		Naviline Inv-10 Mar 2026	13,594.35
	SUPERION, LLC	100-1401-515.32-01		Naviline Inv-9 Feb 2026	13,594.35
41873 - Summary					**27,188.70**
41874	THOMAS, MELISSA	997-9703-541.57-01		DSPS Renewal Reim.	77.00
41874 - Summary					**77.00**
41875	TRAVERS, SCOTT	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41875 - Summary					**150.00**
41876	TRI-AD	602-9101-517.30-04		Monthly Admin fee	6,884.75
	TRI-AD	602-9101-517.30-04		Monthly Admin Fee	16,153.50
41876 - Summary					**23,038.25**
41877	VALLERY, NICOLAS	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41877 - Summary					**150.00**
41878	VAUGHAN, KATELYN	255-8101-521.56-03	I25548	Airfare	499.29
41878 - Summary					**499.29**
41879	VIS, TODD	100-4101-533.58-01		vis cdl	74.00
41879 - Summary					**74.00**
41880	WASTE MANAGEMENT	540-1801-538.41-09		Jan Sweepings & CBs	5,946.78
	WASTE MANAGEMENT	550-4233-535.41-09		Jan refuse	88,596.25
41880 - Summary					**94,543.03**
41881	WE ENERGIES	100-2110-521.41-04		Electric bill	5,686.81
	WE ENERGIES	100-2110-521.41-04		January electric bill	500.87
	WE ENERGIES	100-2110-521.41-04		1545 S 69 St	560.30
	WE ENERGIES	100-2110-521.41-05		January Gas Bill	6,954.00
	WE ENERGIES	100-2110-521.41-05		1545 S 69 St Gas	645.79
	WE ENERGIES	100-3401-544.41-04		Senior CTR Electric	1,256.97
	WE ENERGIES	100-3401-544.41-04		7001 W National Ave Elec	1,225.31
	WE ENERGIES	100-3401-544.41-05		7001 W National Ave Gas	1,269.54
	WE ENERGIES	100-3507-555.41-04		7421 W National Ave Elec	97.67
	WE ENERGIES	100-3507-555.41-04		7421 W National Ave. Elec	2,966.26
	WE ENERGIES	100-3507-555.41-05		7421 W National Gas	2,716.69
	WE ENERGIES	100-4101-533.41-04		Burnham St Elec	38.18
	WE ENERGIES	100-4101-533.41-04		1000 S 72 St Elec	44.62
	WE ENERGIES	100-4101-533.41-04		1530 S 62 St Elec	1,220.23
	WE ENERGIES	100-4101-533.41-04		1631 S 96 St Elec	38.69
	WE ENERGIES	100-4101-533.41-04		1647 S 76 St Elec	20.56
	WE ENERGIES	100-4101-533.41-04		1718 S 84 St elec	294.85

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41881	WE ENERGIES	100-4101-533.41-04		7220 W National Ave Elec	5,887.14
	WE ENERGIES	100-4101-533.41-04		7525 W Greenfield Ave El	4,522.86
	WE ENERGIES	100-4101-533.41-04		8405 W National Elec	111.08
	WE ENERGIES	100-4101-533.41-04		8435 W National Ave	30.08
	WE ENERGIES	100-4101-533.41-04		9651 W lapham St Elec	33.20
	WE ENERGIES	100-4101-533.41-05		1000 S 72 St Elec	13.18
	WE ENERGIES	100-4101-533.41-05		7525 W Greenfield Ave.	4,867.82
	WE ENERGIES	100-4101-533.41-05		8405 W National Gas	1,111.57
	WE ENERGIES	100-4101-533.41-05		8435 W National Gas	185.22
	WE ENERGIES	100-4118-531.41-04		Group Bill Elec	4,483.87
	WE ENERGIES	100-4118-531.41-04		St lighting	195.88
	WE ENERGIES	100-4118-531.41-04		St Lighting Elec	142.05
	WE ENERGIES	100-4118-531.41-04		1113 S 92 St Elec	532.63
	WE ENERGIES	100-4118-531.41-04		1422 S 73 St Elec	76.38
	WE ENERGIES	100-4118-531.41-04		1425 S 71 St Elec	25.88
	WE ENERGIES	100-4118-531.41-04		1426 S 74 St. Elec	18.91
	WE ENERGIES	100-4118-531.41-04		3211 S 106 St Elec	106.52
	WE ENERGIES	100-4118-531.41-04		57th and Mineral Elec	336.25
	WE ENERGIES	100-4118-531.41-04		5822 W Lapham St. Elec	284.25
	WE ENERGIES	100-4118-531.41-04		6133 W Mitchell St Elec	219.46
	WE ENERGIES	100-4118-531.41-04		6991 W Orchard St. Elec	33.77
	WE ENERGIES	100-4118-531.41-04		7525 W Greenfield Ave Ele	380.97
	WE ENERGIES	100-4118-531.41-04		76th and National Elec	263.48
	WE ENERGIES	100-4118-531.41-04		9621 W Lapham St. Elec	467.35
	WE ENERGIES	100-4201-535.41-04		11401 W Lincoln Ave.	471.97
	WE ENERGIES	100-8201-517.41-04		1559 S 65 St Elec	1,110.66
	WE ENERGIES	501-2601-537.41-04		Group Bill Elec	13,919.88
	WE ENERGIES	501-2601-537.41-04		1725 S 96 St Elec	102.08
	WE ENERGIES	501-2601-537.41-04		5536 W National Ave Elec	46.93
	WE ENERGIES	501-2601-537.41-04		801 S 77 St Elec	32.64
	WE ENERGIES	501-2601-537.41-05		1725 S 96 St Gas	322.06
	WE ENERGIES	510-3801-536.41-04		7012 W Burnham St. Elec	26.07
	WE ENERGIES	540-1801-538.41-04		2179 S 111 ST Elec	337.73
	WE ENERGIES	540-1801-538.41-05		1981 S 84 St Gas	147.47
	WE ENERGIES	540-1801-538.41-05		2179 S 111 St Gas	586.42
	WE ENERGIES	540-1801-538.41-05		2179 S 111 ST Gas	18.42
	WE ENERGIES	997-9701-541.41-04		7120 W National Ave	1,535.66
41881 - Summary					**68,525.13**
41882	IAFF MERP	100-0000-202.19-00		PAYROLL SUMMARY	6,300.00
41882 - Summary					**6,300.00**
41883	LOCAL 342	100-0000-202.08-00		PAYROLL SUMMARY	8,186.64
41883 - Summary					**8,186.64**
41884	LOCAL 342 - CONDUIT FUND	100-0000-202.08-00		PAYROLL SUMMARY	415.00
41884 - Summary					**415.00**
41885	WEST ALLIS PROFESSIONAL POLICE	100-0000-202.08-00		PAYROLL SUMMARY	4,053.16
41885 - Summary					**4,053.16**
201424	ADVANCE AUTO PARTS	100-4401-533.53-02		inventory freight credit	(8.80)
	ADVANCE AUTO PARTS	100-4401-533.53-02		Hydraulic fittings	269.45
	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory stock parts	174.86
	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory Stock Items	458.57
	ADVANCE AUTO PARTS	100-4501-533.53-02		Fleet invent. stock parts	15.26
201424 - Summary					**909.34**
201425	ADVANCED WELDING SUPPLY COMPANY	100-2201-522.51-08		WELDING TIPS	73.75
201425 - Summary					**73.75**
201426	AECOM TECHNICAL SERVICES INC	540-1807-538.30-02		Storm Water	4,238.25
201426 - Summary					**4,238.25**
201427	AIR ONE EQUIPMENT INC	100-2201-522.53-27		(2) CAMERA RETRACTORS	112.00
201427 - Summary					**112.00**
201428	AIRGAS USA LLC	100-4101-533.53-02		2 BLDG & SIGN TANK RENTAL	18.35
	AIRGAS USA LLC	100-4401-533.53-02		Inventory stock parts	253.00
	AIRGAS USA LLC	100-4501-533.44-08		36 FLEET TANK RENTALS	330.20
	AIRGAS USA LLC	501-2901-537.53-02		2 WATER CYLINDER RENTALS	18.35

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Check#	Vendor	GL Account	Proj No	Description	Amount
201428 - Summary					619.90
201429	AMERICAN RED CROSS	100-2201-522.57-01		BLS/ALS RECERT	208.00
	AMERICAN RED CROSS	100-2201-522.57-01		WAFD BLS/ALS RECERTS	1,254.00
201429 - Summary					1,462.00
201430	AMERICOLLECT, LLC	223-0000-229.04-23		Carmen Colin #1114745	1,965.00
201430 - Summary					1,965.00
201431	ANTAEUS LLC	100-2501-515.30-04		JAN ANTAEUS INV	300.00
201431 - Summary					300.00
201432	ASCENTEK CORP	100-4401-533.53-02		Inventory stock parts	498.61
201432 - Summary					498.61
201433	AT & T LONG DISTANCE	100-2101-521.30-04		Investigation tool	145.00
201433 - Summary					145.00
201434	AT & T MOBILITY	255-8101-521.30-04	I25549	Internet	296.64
201434 - Summary					296.64
201435	AT&T	255-8101-521.30-04	I25549	Phone	2,602.97
201435 - Summary					2,602.97
201436	AURORA MEDICAL GROUP	100-2001-523.59-01		New hire medicals	67.00
	AURORA MEDICAL GROUP	100-2101-521.30-04		Investigative blood draws	125.00
201436 - Summary					192.00
201437	B V TETZLAFF INC	100-0000-229.04-00		Deposit Refund	10,310.50
201437 - Summary					10,310.50
201438	BADGER MATERIALS RECYCLING, LLC	550-4233-535.41-09		dec 2025 tires	382.20
201438 - Summary					382.20
201439	BAXTER & WOODMAN	501-2901-537.30-02		ERP Update	3,226.75
	BAXTER & WOODMAN	501-2901-537.30-02		Modeling High Water Age	9,213.75
201439 - Summary					12,440.50
201440	BAY FASTENING SYSTEMS	100-4401-533.53-02		Inventory stock parts	351.53
201440 - Summary					351.53
201441	BAYCOM	352-2101-521.70-03		Vesta	141,975.00
201441 - Summary					141,975.00
201442	BIASEW	100-2401-524.57-01		2026 BIASEW DA	60.00
	BIASEW	100-2401-524.57-01		2026 BIASEW LF	50.00
	BIASEW	100-2401-524.57-01		2026 BIASEW LM	50.00
	BIASEW	100-2401-524.57-01		2026 BIASEW SK	50.00
201442 - Summary					210.00
201443	BOND TRUST SERVICES CORPORATION	316-6606-563.80-04		Paying Agent Fee-2021A	400.00
201443 - Summary					400.00
201444	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	352.41
201444 - Summary					352.41
201445	BRAKE AND EQUIPMENT	100-4401-533.53-02		Inventory Stock Items	240.61
201445 - Summary					240.61
201446	BREW CITY MARKETING	255-8101-521.30-04	I25549	Hosting	60.00
201446 - Summary					60.00
201447	BREW CITY ROOFING & CONSTRUCTION	396-6307-563.31-67		Contractor payment	7,950.00
201447 - Summary					7,950.00
201448	BROOKS TRACTOR INC	100-4401-533.53-02		Inventory stock parts	198.91
201448 - Summary					198.91
201449	BUREAU OF CORRECTIONAL ENTERPRISES	100-4101-533.53-02		Cty Bldgs Calcium Chlorid	352.31
201449 - Summary					352.31
201450	BUTTERS-FETTING CO INC	100-4101-533.30-04		Fire-all-survey#2025-7539	2,127.16
	BUTTERS-FETTING CO INC	100-4101-533.44-08		CH-hvac repair 2026-31	1,051.00
	BUTTERS-FETTING CO INC	100-4101-533.44-08		DPW-hvac repair 2026-197	739.33
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Fire#2-hvac-2025 repair	3,484.74
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Fire3-HVAC-2025 exp/repr	728.71
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Library-hvac-2025 repair	455.82
	BUTTERS-FETTING CO INC	100-4101-533.44-08		Sen Ctr-hvac-2025 repair	2,521.02
	BUTTERS-FETTING CO INC	540-1807-538.30-04		GrantSt-hvac rpr2025-7942	456.38
201450 - Summary					11,564.16

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Check#	Vendor	GL Account	Proj No	Description	Amount
201451	CATALIS TAX & CAMA, INC	100-2501-515.30-04		LandNav WI-License Annual	1,125.50
201451 - Summary					1,125.50
201452	CAVENDISH SQUARE	100-3502-555.52-48		7 CHILDRENS BOOKS	186.03
201452 - Summary					186.03
201453	CDW-G	100-1101-517.32-01		Palo Alto Support/License	25,600.00
	CDW-G	352-3501-555.70-03	L23001	HIGH CEILING TV MOUNT	176.59
201453 - Summary					25,776.59
201454	CENGAGE GROUP	100-3502-555.52-27		1 LARGE-TYPE BOOK	90.37
201454 - Summary					90.37
201455	CINTAS FIRE PROTECTION	100-4101-533.32-04		Fire 1 2026 Anl Alarm Ins	681.59
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Fire 3 2026 Anl Alarm Ins	619.42
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Fr Admn 2026 Anl Alrm Ins	630.18
	CINTAS FIRE PROTECTION	100-4101-533.32-04		Library 5 yr Sprklr Insp	1,183.00
	CINTAS FIRE PROTECTION	100-4101-533.44-08		PD alrm rpr mdl adrs mntr	371.62
	CINTAS FIRE PROTECTION	316-6606-563.31-02	T16010	McKinly 2026 Anl Alrm Ins	770.04
	CINTAS FIRE PROTECTION	501-2602-537.53-02		Wtr Res alrm rp,cnrtl pnl	2,539.90
201455 - Summary					6,795.75
201456	CITY OF GREENFIELD	997-9701-541.51-01		Dec 25 Postage GF	5.92
201456 - Summary					5.92
201457	CIVICSMART PARKING TECHNOLOGIES INC	100-2101-521.32-01		Parking software support	375.00
201457 - Summary					375.00
201458	CLEAR CHANNEL	241-8690-542.54-03	H99102	Opioid Prev. Campaign	2,900.00
201458 - Summary					2,900.00
201459	CORE AND MAIN	501-2901-537.53-02		Water Invent. stock parts	3,509.00
201459 - Summary					3,509.00
201460	CURSOR CONTROL INC	220-7533-563.52-03	C26301	Maintenance Fee	732.50
	CURSOR CONTROL INC	224-7701-563.52-03		Maintenance Fee	732.50
201460 - Summary					1,465.00
201461	CVMIC	100-1001-513.61-01		CVMIC Annual insurance	373,619.77
	CVMIC	605-5212-517.30-04		CVMIC WC Holista	5,235.00
	CVMIC	605-5212-517.30-04		CVMIC WC TPA Fees	19,900.00
	CVMIC	605-5212-517.61-01		CVMIC Excess WC Coverage	101,159.00
201461 - Summary					499,913.77
201462	CVMIC	100-0000-469.14-00		JOEL GONZALES RESTITUTION	100.00
201462 - Summary					100.00
201463	Debbie Dausel	207-0601-544.64-05	SC0008	Fiber Arts	23.60
201463 - Summary					23.60
201464	DIVERSIFIED BENEFIT SERVICES, INC	100-5219-517.21-15		HRA Admin Fee Feb26	105.00
201464 - Summary					105.00
201465	DON'S AUTO BODY	100-2110-521.44-03		Squad #37 repairs	5,216.62
201465 - Summary					5,216.62
201466	DOWNTOWN WEST ALLIS, INC	100-8203-517.30-04		Sponsorship A La Carte	2,000.00
201466 - Summary					2,000.00
201467	DWD-UI	100-1301-517.29-02		Unemployment [01/2026]	3,736.60
201467 - Summary					3,736.60
201468	EAGLE DISPOSAL, INC	550-4233-535.53-53	FLOODS	2430 S 82 dumpster	625.00
201468 - Summary					625.00
201469	EGOLDFAX	100-1101-517.30-13		egoldfax - Feb	107.48
201469 - Summary					107.48
201470	EHLERS & ASSOCIATES INC	100-1001-513.56-02		WPF Seminar	250.00
201470 - Summary					250.00
201471	ELLIOTT'S ACE HARDWARE	100-2201-522.51-08		ST 62/SHOP ITEMS	52.24
	ELLIOTT'S ACE HARDWARE	100-2201-522.53-27		LIGHTER/ST 63	6.83
201471 - Summary					59.07
201472	ELLIOTTS ACE HARDWARE	100-2201-522.44-05		LOCKER ROOM REPAIR	4.84
	ELLIOTTS ACE HARDWARE	100-2201-522.51-06		BOWL WAX RINGS	6.46
201472 - Summary					11.30
201473	ENGUM, JUSTIN	350-6008-531.31-07	P2332S	Easement National Ave	700.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
201473 - Summary					700.00
201474	EWALD AUTOMTOVE GROUP	100-4501-533.53-02		ANTIFREEZE, HEATER CORE	0.00
201474 - Summary					0.00
201475	EWALD CHRYSLER JEEP DODGE LLC	100-4401-533.53-02		inventory stock parts	43.26
	EWALD CHRYSLER JEEP DODGE LLC	100-4401-533.53-02		CABIN AIR FILTER	24.08
	EWALD CHRYSLER JEEP DODGE LLC	100-4501-533.53-02		fleet invent. stock parts	288.40
	EWALD CHRYSLER JEEP DODGE LLC	100-4501-533.53-02		CORE RETURN	(80.00)
	EWALD CHRYSLER JEEP DODGE LLC	100-4501-533.53-02		Fleet invent. stock items	60.01
	EWALD CHRYSLER JEEP DODGE LLC	100-4501-533.53-02		Maste clip	1.71
	EWALD CHRYSLER JEEP DODGE LLC	214-0801-521.64-05		Squad #59 repairs	375.26
201475 - Summary					712.72
201476	EXPRESS ELEVATOR LLC	100-4101-533.32-04		CH 1/26 elev maint	83.79
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Fire 1 1/26 elev maint	83.79
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Fire 2 -1/26 Elev Maint	83.79
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Fr Admn 1/26 elev maint	83.79
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		His Soc Qrtly Jan,Feb,Mar	93.56
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Library elev maint 1/2026	83.79
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		PD 1/26 elev maint (2)	166.48
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Sr Ctr 1/26 elev maint	83.79
	EXPRESS ELEVATOR LLC	100-4101-533.32-04		Sr Ctr 2026 elv Cat 1,prs	725.00
201476 - Summary					1,487.78
201477	FABICK	100-4501-533.52-01		CAT SIS Subscription	1,500.00
	FABICK	100-4501-533.53-02		Fleet invent. stock items	100.52
	FABICK	100-4501-533.53-02		Fleet invent. stock parts	4,735.22
	FABICK	100-4501-533.53-02		Oil Cap	8.15
201477 - Summary					6,343.89
201478	FAMILY CYCLE WORKS, LLC	220-7526-563.31-75	C24509	CDBG-InStore Loan(Req. 1)	36,913.06
201478 - Summary					36,913.06
201479	FASTENAL COMPANY	100-4401-533.53-02		Inventory stock parts	327.73
	FASTENAL COMPANY	100-4401-533.53-02		Inventory Stock Items	55.03
201479 - Summary					382.76
201480	FEENEY, JAMES	100-3506-555.30-04		LIBRARY PROGRAM 2/28/2026	100.00
201480 - Summary					100.00
201481	FERGUSON WATERWORKS #1476	501-2901-537.53-02		Water Invent. stock parts	714.00
201481 - Summary					714.00
201482	FIELD EFFECT SECURITY, INC	100-1101-517.32-01		Field Effect - January	3,196.00
201482 - Summary					3,196.00
201483	FREE STYLE PRODUCTS	100-2201-522.60-01		EMERY/DRAVES PARA CLOTHIN	309.55
201483 - Summary					309.55
201484	Gene Wagner Plumbing	100-0000-229.04-00		Deposit Refund	474.10
201484 - Summary					474.10
201485	Gene Wagner Plumbing	100-0000-229.04-00		Deposit Refund	992.00
201485 - Summary					992.00
201486	GEOTEST INC	354-6052-533.31-02	NEWDPW	DPW Site Testing	19,756.13
201486 - Summary					19,756.13
201487	GODFREY & KAHN, SC	354-6052-533.31-02	NEWDPW	DPW Pro Lit ID304397/0001	50,286.92
201487 - Summary					50,286.92
201488	GOODYEAR COMMERCIAL TIRE & SERVICE	100-4501-533.53-02		Fleet invent. stock parts	2,627.76
201488 - Summary					2,627.76
201489	GORDIE BOUCHER FORD	100-4501-533.53-02		fleet stock items	56.01
	GORDIE BOUCHER FORD	100-4501-533.53-02		Fleet invent. stock items	639.31
201489 - Summary					695.32
201490	GRAYBAR	100-4401-533.53-02		Inventory stock items	3,007.51
	GRAYBAR	100-4401-533.53-02		Inventory stock parts	40.90
	GRAYBAR	100-4401-533.53-02		Time switch	177.81
201490 - Summary					3,226.22
201491	GREAT LAKES TESTING, INC	100-2201-522.44-03		AERIAL LADDER INSPECTIONS	1,750.00
201491 - Summary					1,750.00
201492	GREENFIELD POLICE DEPARTMENT	100-0000-229.11-10		greenfield pd bail	226.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
201492 - Summary					**226.00**
201493	GZA GEOENVIRONMENTAL INC	311-6601-563.31-36	T11010	Element 84 SI Report	5,260.99
201493 - Summary					**5,260.99**
201494	HEIN ELECTRIC SUPPLY COMPANY	100-4118-531.53-02		aluminum cover	43.68
	HEIN ELECTRIC SUPPLY COMPANY	100-4118-531.53-02		cut in box, receptacle	75.13
	HEIN ELECTRIC SUPPLY COMPANY	100-4118-531.53-02		duplex receptacle	17.69
	HEIN ELECTRIC SUPPLY COMPANY	100-4118-531.53-02		library tvs	43.13
	HEIN ELECTRIC SUPPLY COMPANY	100-4118-531.53-02		toggle switch	42.06
	HEIN ELECTRIC SUPPLY COMPANY	100-4118-531.53-02		250 coil, blank cover	179.22
201494 - Summary					**400.91**
201495	HILLER FORD INC	100-2110-521.44-03		squad #24	109.21
	HILLER FORD INC	100-2110-521.44-03		squad #32	140.00
	HILLER FORD INC	100-2110-521.44-03		squad #74	169.40
201495 - Summary					**418.61**
201496	HONEYWELL ANALYTICS INC	100-2201-522.44-02		POSICHEK CALIBRATION	1,344.70
201496 - Summary					**1,344.70**
201497	HOOPSTER PERFORMANCE INC	100-2110-521.44-03		Squad graphics	200.00
201497 - Summary					**200.00**
201498	HUCKSTORF DIESEL PUMP &INJECTOR SER	100-2201-522.44-03		FUEL PUMP #4305	2,347.63
	HUCKSTORF DIESEL PUMP &INJECTOR SER	100-2201-522.44-03		TAX CREDIT	(130.79)
201498 - Summary					**2,216.84**
201499	IRON MOUNTAIN	255-8101-521.30-04	I26534	Shredding	325.94
201499 - Summary					**325.94**
201500	J.H. MEDINGER INC	100-2201-522.44-02		SNOW BLOWER PADDLES/ST 61	62.98
201500 - Summary					**62.98**
201501	JX PETERBILT -WAUKESHA	100-2201-522.44-03		FUEL SENSOR RETURN	(183.68)
	JX PETERBILT -WAUKESHA	100-4401-533.53-02		Inventory stock items	95.66
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		core credit	(203.98)
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		fleet core credit	(7.02)
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		fleet invent. stock parts	1,244.52
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		NOX sensor	763.63
201501 - Summary					**1,709.13**
201502	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory stock parts	703.04
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory Stock Items	20.91
201502 - Summary					**723.95**
201503	KALLCENTS	255-8101-521.30-04	I26538	Q-card	15.41
201503 - Summary					**15.41**
201504	KL ENGINEERING	220-7522-563.31-01	C21405	Farmers Market Lighting	16,000.00
	KL ENGINEERING	354-6051-517.31-02	M2520M	Lighting Const Oversight	5,617.50
	KL ENGINEERING	354-6051-517.31-02	M2520M	Lighting Design	17,618.99
201504 - Summary					**39,236.49**
201505	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory stock parts	713.40
	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory Stock Items	226.17
201505 - Summary					**939.57**
201506	LAKESIDE INTERNATIONAL TRUCKS INC	100-4401-533.53-02		Inventory stock parts	654.57
	LAKESIDE INTERNATIONAL TRUCKS INC	100-4401-533.53-02		Inventory Stock Items	83.66
	LAKESIDE INTERNATIONAL TRUCKS INC	100-4501-533.53-02		return credit for fleet	(1,929.35)
	LAKESIDE INTERNATIONAL TRUCKS INC	100-4501-533.53-02		Fleet invent. stock items	107.26
	LAKESIDE INTERNATIONAL TRUCKS INC	352-4218-535.70-03		New Intl. Truck Chassis	318,854.00
201506 - Summary					**317,770.14**
201507	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2422S	Rogers: 84-76 Streets	73,925.01
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2424S	89: Orchrd-Grnfld-Streets	12,663.68
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2427S	86: Gnfld-Washgtn-Streets	4,889.62
	LALONDE CONTRACTORS INC	510-3803-536.75-01	P2427N	86: Grnfld-Washgtn-Sanita	(0.04)
	LALONDE CONTRACTORS INC	540-1807-538.75-01	P2424R	89: Orchrd-Grnfld-Storm	6,298.75
201507 - Summary					**97,777.02**
201508	LAS CAZUELAS, LLC	100-3101-565.54-01		ED FIRE Marketing	690.00
201508 - Summary					**690.00**
201509	LEXISNEXIS	100-0303-516.52-01		Acct#424T5SMM9	4,224.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
201509 - Summary					**4,224.00**
201510	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	784.80
	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	934.21
201510 - Summary					**1,719.01**
201511	LUTHERAN SOCIAL SERVICES OF WI	222-7604-563.30-04		Monthly Invoice	3,596.28
	LUTHERAN SOCIAL SERVICES OF WI	227-7609-563.30-04		Monthly Invoice	6,649.39
201511 - Summary					**10,245.67**
201512	MACQUEEN EQUIPMENT	100-4401-533.53-02		Inventory stock parts	62.06
	MACQUEEN EQUIPMENT	100-4501-533.53-02		credit-returned parts	(134.49)
	MACQUEEN EQUIPMENT	100-4501-533.53-02		Fleet invent. stock items	280.52
201512 - Summary					**208.09**
201513	MCCRIGHT & ASSOCIATES, LLC	222-7601-563.30-02		Inspections	1,118.47
	MCCRIGHT & ASSOCIATES, LLC	222-7601-563.30-02		Rent Reasonableness	84.25
201513 - Summary					**1,202.72**
201514	MCFLS	100-0000-447.08-00		Q4 2025 REPLACEMENT ITEMS	1,068.44
	MCFLS	100-3501-555.30-04		Q4 2025 ECOMMERCE	93.08
	MCFLS	100-3502-555.52-36		Q4 2025 HOOPLA	4,737.02
	MCFLS	100-3504-555.51-02		Q4 2025 CATALOGING	2.46
	MCFLS	100-3505-555.51-01		POSTAGE POSTCARD CAMPAIGN	64.71
	MCFLS	100-3505-555.51-01		Q4 2025 POSTAGE	31.08
201514 - Summary					**5,996.79**
201515	METRON-FARNIER, LLC	501-2802-537.32-01		Cell 1 yr srvc plan (3)	30.00
	METRON-FARNIER, LLC	501-2802-537.32-01		Cell 1 Yr Srvc Plan (2)	20.00
201515 - Summary					**50.00**
201516	MIDAMERICAN BUILDING SERVICES	255-8101-521.30-04	I26534	Janitorial	3,225.00
201516 - Summary					**3,225.00**
201517	MIDWEST TAPE	100-3502-555.52-22		1 ADULT AUDIOBOOK	52.99
	MIDWEST TAPE	100-3502-555.52-22		12 ADULT AUDIOBOOKS	556.88
	MIDWEST TAPE	100-3502-555.52-38		1 ADULT DVD	16.49
	MIDWEST TAPE	100-3502-555.52-57		1 CHILDRENS DVD	10.49
	MIDWEST TAPE	100-3502-555.52-57		15 CHILDRENS DVDS	137.85
201517 - Summary					**774.70**
201518	MILLER-BRADFORD & RISBERG INC	100-4501-533.53-02		fleet invent. stock items	730.07
	MILLER-BRADFORD & RISBERG INC	100-4501-533.53-02		fleet invent. stock parts	185.64
	MILLER-BRADFORD & RISBERG INC	100-4501-533.53-02		Pin	186.64
201518 - Summary					**1,102.35**
201519	MILWAUKEE BALLET COMPANY, INC	203-0701-555.64-05		LIBRARY PROGRAM 3/7/26	150.00
201519 - Summary					**150.00**
201520	MILWAUKEE COUNTY CLERK OF COURTS	100-0000-229.11-10		bail	2,000.00
	MILWAUKEE COUNTY CLERK OF COURTS	100-0000-229.11-10		Bail	450.00
201520 - Summary					**2,450.00**
201521	MILWAUKEE COUNTY TREASURER	100-0000-451.01-00		January 2026 Court Fines	7,244.80
201521 - Summary					**7,244.80**
201522	MILWAUKEE LIGHT BULB DELIVERY	100-4401-533.53-02		Inventory stock parts	53.30
201522 - Summary					**53.30**
201523	MILWAUKEE RUBBER PRODUCTS, INC	100-4401-533.53-02		Hydro Nozzle	315.00
	MILWAUKEE RUBBER PRODUCTS, INC	100-4501-533.53-02		Fleet invent. stock parts	229.00
201523 - Summary					**544.00**
201524	MOTION & CONTROL ENTERPRISES	100-4501-533.53-02		Hose Assembly	133.80
201524 - Summary					**133.80**
201525	MPS VIRGINIA	208-0701-555.64-05		200 BOOKS	3,112.27
201525 - Summary					**3,112.27**
201526	MSC INDUSTRIAL SUPPLY CO INC	100-2201-522.53-27		SAFETY CABINET/ST 61	1,271.58
	MSC INDUSTRIAL SUPPLY CO INC	100-2201-522.53-27		SAFETY CABINET/ST 62	1,271.58
	MSC INDUSTRIAL SUPPLY CO INC	100-2201-522.53-27		ST 63/SAFETY CABINET	1,106.43
201526 - Summary					**3,649.59**
201527	MULLEN, JAMIE	100-3506-555.30-04		LIBRARY PROGRAM 3/11/26	50.00
201527 - Summary					**50.00**
201528	Nelson Landscape Inc	501-0000-229.03-00		Refund HYD-25-22 revision	1,411.52

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Check#	Vendor	GL Account	Proj No	Description	Amount
201528 - Summary					1,411.52
201529	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		(2) BATTERIES/4134	328.07
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		CLAMPS/HOSE #4134	22.67
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		HEADLIGHT/4422	18.99
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.53-01		DIESEL TREATMENT FLUID	94.41
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.53-01		POWER STEERING FLUID	27.98
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Hose Clamp	64.50
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		HOSE CLAMP	16.60
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory stock items	64.62
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory stock parts	84.65
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory Stock Items	120.93
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		fleet core credit	(109.00)
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Fleet invent. stock items	277.22
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Fleet invent. stock parts	10.55
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		STARTER	308.75
201529 - Summary					1,330.94
201530	NESPOLI, ERIK	255-8101-521.56-03	I25538	Mileage	187.49
201530 - Summary					187.49
201531	NEW BERLIN REDI-MIX	501-2707-537.53-08		6 bag #1 stone with air	1,018.75
201531 - Summary					1,018.75
201532	OXFORD HOUSE BIENVENIDAS	241-8690-542.30-04	H99102	J.H. Invoice	600.00
201532 - Summary					600.00
201533	PIASEW	100-2401-524.57-01		2026 PIASEW DA	40.00
201533 - Summary					40.00
201534	PLYMOUTH LUBRICANTS	100-2110-521.44-08		Garage hose reel repairs	440.00
201534 - Summary					440.00
201535	R A SMITH NATIONAL INC	220-7522-563.31-01	C25402	National 65-RR design	19,934.80
	R A SMITH NATIONAL INC	502-2901-537.31-01	DNR006	Private Water Service	420.00
	R A SMITH NATIONAL INC	502-2901-537.31-02	DNR006	Lead service Lateral Prog	210.00
	R A SMITH NATIONAL INC	510-3803-536.75-01	MMSD04	Private Property Improve	1,155.00
201535 - Summary					21,719.80
201536	R. S. PAINT & TOOLS LLC	100-4401-533.53-02		Inventory stock parts	348.52
	R. S. PAINT & TOOLS LLC	100-4401-533.53-02		Inventory Stock Items	208.58
201536 - Summary					557.10
201537	RANGE SYSTEMS, INC	100-2107-521.51-05		Range supplies	1,733.20
201537 - Summary					1,733.20
201538	REAGAN, RYAN	255-8101-521.56-03	I24556	Lincoln, NE	141.00
201538 - Summary					141.00
201539	RICOH USA INC	255-8101-521.30-04	I25549	Copier	612.46
201539 - Summary					612.46
201540	RUTTER, FRED	255-8101-521.51-09	I26538	Plaque	45.00
201540 - Summary					45.00
201541	S.B. FRIEDMAN AND CO	321-6606-563.30-02		SoNa Jan 1-31, 2026	7,296.75
201541 - Summary					7,296.75
201542	SNOW PLOW SOLUTIONS INC	100-4401-533.53-02		Inventory stock parts	58.24
	SNOW PLOW SOLUTIONS INC	100-4501-533.53-02		Fleet invent. stock parts	549.13
	SNOW PLOW SOLUTIONS INC	100-4501-533.53-02		PLOW HEADLIGHTS, RESV O-R	675.05
201542 - Summary					1,282.42
201543	SPEEDY METALS LLC	100-4501-533.53-02		fleet invent. stock parts	1,275.90
	SPEEDY METALS LLC	100-4501-533.53-02		Fleet Invent. stock items	332.71
	SPEEDY METALS LLC	100-4501-533.53-02		RETURN CREDIT	(447.45)
201543 - Summary					1,161.16
201544	STATE OF WISCONSIN	100-0000-451.01-00		January 2026 Court Fines	23,452.68
201544 - Summary					23,452.68
201545	STERICYCLE INC	997-9703-541.30-04		Sharps-GF	145.87
201545 - Summary					145.87
201546	STREICHER'S INC	100-2201-522.60-01		PROMOTIONAL CLOTHING	93.00
201546 - Summary					93.00
201547	SUBSENTIO, LLC	255-8101-521.30-04	I26538	PEN	1,000.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
201547 - Summary					1,000.00
201548	T & A INDUSTRIAL LTD	100-4401-533.53-02		Inventory stock items	609.12
201548 - Summary					609.12
201549	T-MOBILE USA, INC.	100-2101-521.30-04		Investigation tool	400.00
	T-MOBILE USA, INC.	255-8101-521.30-04	I26538	PEN 2074/1819	100.00
	T-MOBILE USA, INC.	255-8101-521.30-04	I26538	PEN 3682	350.00
201549 - Summary					850.00
201550	THE BAL-LER GROUP, LLC	350-6008-531.31-07	P2332S	Easement National Ave	7,900.00
201550 - Summary					7,900.00
201551	THE HARTFORD	100-0000-202.18-05		LTD Feb	3,811.11
201551 - Summary					3,811.11
201552	THE UPS STORE #6257	100-2101-521.51-01		shipping	13.39
	THE UPS STORE #6257	100-2101-521.51-01		Shipping	24.53
201552 - Summary					37.92
201553	TRUCK COUNTRY	100-4501-533.53-02		Fleet invent. stock items	1,229.82
	TRUCK COUNTRY	100-4501-533.53-02		Fleet invent. stock parts	244.51
	TRUCK COUNTRY	100-4501-533.53-02		HEADLAMP BUCKET ASSEMBLY	297.57
201553 - Summary					1,771.90
201554	U.S. LEGAL SUPPORT	100-0302-516.30-05	WA2101	Sloan v CWA Job7055036	1,092.60
201554 - Summary					1,092.60
201555	UNIFIRST CORPORATION	100-2101-521.51-07		cleaning svcs	314.70
	UNIFIRST CORPORATION	100-4501-533.53-02		DPW Uniforms	1,009.10
201555 - Summary					1,323.80
201556	UPI LLC	510-3803-536.30-04		66th St Lateral Repair	19,060.00
201556 - Summary					19,060.00
201557	US POSTAL SERVICE	100-8201-517.51-01		Postage for post. machine	50,000.00
201557 - Summary					50,000.00
201558	USI INSURANCE SERVICES, LLC	602-9101-517.30-02		USI March	5,746.58
201558 - Summary					5,746.58
201559	VERIZON WIRELESS	255-8101-521.30-04	I25549	Cell	1,563.82
201559 - Summary					1,563.82
201560	VERIZON WIRELESS	255-8101-521.30-04	I25538	PEN 1898	325.00
	VERIZON WIRELESS	255-8101-521.30-04	I25538	PEN 3356	150.00
	VERIZON WIRELESS	255-8101-521.30-04	I25538	PEN 8424	325.00
	VERIZON WIRELESS	255-8101-521.30-04	I25538	PEN 8731	425.00
201560 - Summary					1,225.00
201561	VERMEER-WISCONSIN INC	100-4501-533.53-02		Fleet invent. stock items	285.64
201561 - Summary					285.64
201562	WA/WM RECREATION DEPT	263-5001-517.51-09		Christmas Parade	620.30
201562 - Summary					620.30
201563	WAUKESHA COUNTY SHERIFF'S DEPT	100-0000-229.11-10		Waukesha County Sheriff	1,120.00
201563 - Summary					1,120.00
201564	WAUKESHA COUNTY TECHNICAL COLLEGE	100-2107-521.57-02		Training	3,069.00
201564 - Summary					3,069.00
201565	WAUSAU EQUIPMENT COMPANY INC	100-4401-533.53-02		Inventory Stock Items	1,521.42
201565 - Summary					1,521.42
201566	WEDIGE RADIATOR & AC, INC	100-4501-533.44-03		1002 - DPF Cleaning	604.26
201566 - Summary					604.26
201567	WELLWORKS FOR YOU	602-9101-517.30-04		Wellworks January	1,819.00
201567 - Summary					1,819.00
201568	WI DEPT OF JUSTICE	100-0401-512.32-01		billing 7/1/25- 9/30/25	375.00
	WI DEPT OF JUSTICE	100-2101-521.32-01		Annual fees	3,720.00
	WI DEPT OF JUSTICE	100-2101-521.41-06		Annual Support Fees	6,171.00
	WI DEPT OF JUSTICE	100-2101-521.41-06		Record access	720.00
201568 - Summary					10,986.00
201569	WINDSTREAM	255-8101-521.30-04	I25549	Internet	9,246.10
201569 - Summary					9,246.10
201570	WINTER EQUIPMENT	100-4401-533.53-02		Curb guards/plow markers	3,940.02

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Check#	Vendor	GL Account	Proj No	Description	Amount
201570 - Summary					3,940.02
201571	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2346S	Beloit Rd-Streets	22,836.24
	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2431S	Lincoln: 93-96 Streets	153,810.16
	WISCONSIN DEPT OF TRANSPORTATION	350-6008-531.31-01	P2443S	Greenfield: 70-76 Design	1,782.36
	WISCONSIN DEPT OF TRANSPORTATION	501-2901-537.75-01	P2346H	Beloit Rd-Water	521.01
	WISCONSIN DEPT OF TRANSPORTATION	501-2901-537.75-01	P2431H	Lincoln: 93-96 Water	402,417.28
	WISCONSIN DEPT OF TRANSPORTATION	510-3803-536.75-01	P2346N	Beloit Rd-Sanitary	137.58
	WISCONSIN DEPT OF TRANSPORTATION	510-3803-536.75-01	P2431N	Lincoln: 93-96 Sanitary	212,301.51
	WISCONSIN DEPT OF TRANSPORTATION	540-1807-538.75-01	P2431R	Lincoln: 93-96 Storm	19,010.22
201571 - Summary					812,816.36
201572	WISCONSIN STATE FAIR PARK	263-5001-517.51-09		Christmas Parade	260.00
201572 - Summary					260.00
201573	WORLD BOOK INC	100-3502-555.52-42		WORLD BOOK ONLINE EDITION	2,404.12
201573 - Summary					2,404.12
201574	WORLDWIDE INTERPRETERS, INC.	100-2101-521.30-04		interpreter services	177.52
	WORLDWIDE INTERPRETERS, INC.	100-2101-521.30-04		Interpreter services	54.88
	WORLDWIDE INTERPRETERS, INC.	100-2201-522.54-02		INTERPRETER SERVICE USAGE	3.92
	WORLDWIDE INTERPRETERS, INC.	501-2901-537.30-02		Interpreter Calls Spanish	42.56
	WORLDWIDE INTERPRETERS, INC.	997-9703-541.30-04		Interpreter Services	246.96
201574 - Summary					525.84
201575	ZOLL MEDICAL CORPORATION	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	526.26
	ZOLL MEDICAL CORPORATION	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	603.94
201575 - Summary					1,130.20
201576	AFLAC	100-0000-202.14-01		PAYROLL SUMMARY	54.77
201576 - Summary					54.77
201577	CHAPTER 13 TRUSTEE	100-0000-202.07-00		PAYROLL SUMMARY	173.08
201577 - Summary					173.08
201578	FIRE COMPANY FUND	100-0000-202.16-00		PAYROLL SUMMARY	644.00
201578 - Summary					644.00
201579	GUNDERSEN, MICHAEL	602-0000-229.04-00		GUNDERSEN, MICHAEL	953.82
201579 - Summary					953.82
201580	GUNDERSEN, MICHAEL	602-0000-229.04-00		GUNDERSEN, MICHAEL	659.70
201580 - Summary					659.70
201581	PADGETT, CHARLES	602-0000-229.04-00		PADGETT, CHARLES	341.98
201581 - Summary					341.98
201582	PADGETT, CHARLES	602-0000-229.04-00		PADGETT, CHARLES	341.98
201582 - Summary					341.98
201583	SPERKA, MARLENE	602-0000-229.04-00		SPERKA, MARLENE	256.07
201583 - Summary					256.07
201584	THEIM, MICHAEL J	602-0000-229.04-00		THEIM, MICHAEL J	324.39
201584 - Summary					324.39
201585	UNITED WAY - MILWAUKEE	100-0000-202.09-00		PAYROLL SUMMARY	341.66
201585 - Summary					341.66
201586	AJITH PUTHANPURAYIL	100-0000-229.01-00		Overpaid Tax 4460277000	220.78
201586 - Summary					220.78
201587	CALLIE GIVENS	100-0000-229.01-00		Overpaid Tax 4760366000	4,203.28
201587 - Summary					4,203.28
201588	CHRISTINA AKERS	100-0000-229.01-00		Overpaid Tax 4750507000	3,773.65
201588 - Summary					3,773.65
201589	CITY OF WEST ALLIS	100-0000-229.01-00		Overpaid Various	0.40
201589 - Summary					0.40
201590	CORELOGIC	100-0000-229.01-00		Overpaid Tax 4860270000	4,510.44
201590 - Summary					4,510.44
201591	CORELOGIC-REFUND DEPT	100-0000-229.01-00		Overpaid Tax 4480119000	2,631.44
201591 - Summary					2,631.44
201592	DENISE HODKIEWICZ	100-0000-229.01-00		Overpaid Tax 4530836000	220.78
201592 - Summary					220.78
201593	ELIZABETH GREEN	100-0000-229.01-00		Overpaid Tax 4740360000	19.31

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Check#	Vendor	GL Account	Proj No	Description	Amount
201593 - Summary					19.31
201594	FERNANDO LOPEZ	100-0000-229.01-00		Overpaid Tax 4540081000	970.55
201594 - Summary					970.55
201595	HO-CHUNK NATION-REGISTER OF DEEDS	100-0000-229.01-00		Overpaid Tax 4390024000	754.67
201595 - Summary					754.67
201596	JAMES BARNES	100-0000-229.01-00		Overpaid Tax 4870281000	5.85
201596 - Summary					5.85
201597	JESUS GONZALEZ JR	100-0000-229.01-00		Overpaid Tax 4440197000	220.78
201597 - Summary					220.78
201598	KILEY CIRILLO	100-0000-229.01-00		Overpaid Tax 5160298000	5,374.75
201598 - Summary					5,374.75
201599	LAURA SANCHEZ	100-0000-229.01-00		Overpaid Tax 4880469000	3,999.55
201599 - Summary					3,999.55
201600	LISA FRAHM	100-0000-229.01-00		Overpaid Tax 4790227000	216.90
201600 - Summary					216.90
201601	MICHAEL GAWLITTA	100-0000-229.01-00		Overpaid Tax 4790508000	196.47
201601 - Summary					196.47
201602	NANCY HOLTSLANDER	100-0000-229.01-00		Overpaid Tax 4460561001	1.81
201602 - Summary					1.81
201603	PAUL GAST	100-0000-229.01-00		Overpaid Tax 4530844000	114.98
201603 - Summary					114.98
201604	RALPH & KATHRYN STOOPINSKI LIV TRUS	100-0000-229.01-00		Overpaid Tax 4790627001	3.00
201604 - Summary					3.00
201605	RJ HOME, LLC	100-0000-229.01-00		Overpaid Tax 4770556000	10,170.17
201605 - Summary					10,170.17
201606	RON GAUERKE REVOCABLE LIVING TRUST	100-0000-229.01-00		Overpaid Tax 4380733000	4,477.87
201606 - Summary					4,477.87
201607	RYAN RANKE	100-0000-229.01-00		Overpaid Tax 4840097000	220.78
201607 - Summary					220.78
201608	SCOTT STOFFERS	100-0000-229.01-00		Overpaid Tax 4790511000	141.69
201608 - Summary					141.69
201609	SCOTT WOLTER	100-0000-229.01-00		Overpaid Tax 4400464000	173.97
201609 - Summary					173.97
201610	WILLIAM CORNELIUS	100-0000-229.01-00		Overpaid Tax 4760482001	67.45
201610 - Summary					67.45
02/12/2026 - Summary					2,924,750.61

Payment Date: 02/13/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41886	BELOIT ROAD SENIOR APARTMENTS LLC	223-7602-563.43-07		HAPRENT-2-26	1,378.00
41886 - Summary					1,378.00
41887	BRUCKNER, DAN	223-7602-563.43-03		HAPRENT-2-26	1,244.00
41887 - Summary					1,244.00
41888	CHAPEL GARDEN APARTMENTS LLC	226-7605-563.43-08		HAPRENT-2-26	825.00
41888 - Summary					825.00
41889	CITYWIDE RENTALS &PROPERTY MGMT LLC	223-7602-563.43-03		HAPRENT-2-26	243.00
41889 - Summary					243.00
41890	CORNERSTONE MANAGEMENT ASSOC	226-7605-563.43-08		HAPRENT-2-26	2,013.00
41890 - Summary					2,013.00
41891	LINCOLN CREST APARTMENTS	223-7602-563.43-03		HAPRENT-2-26	2,692.00
41891 - Summary					2,692.00
41892	METRO RENTAL MGMT	226-7605-563.43-08		HAPRENT-2-26	428.00
41892 - Summary					428.00
41893	PERKINS, CHARLES	226-7605-563.43-08		HAPRENT-1-26	1,020.00
	PERKINS, CHARLES	226-7605-563.43-08		HAPRENT-2-26	1,020.00
41893 - Summary					2,040.00

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Check#	Vendor	GL Account	Proj No	Description	Amount
41894	SHERMAN PARK TENANT, LLC	226-7605-563.43-08		HAPRENT-2-26	1,047.00
41894 - Summary					**1,047.00**
41895	SOUTHERN NEVADA REGIONAL HOUSING	222-7601-563.30-04		AFRENT-2-26	161.04
	SOUTHERN NEVADA REGIONAL HOUSING	223-7602-563.43-05		HAPRENT-2-26	6,256.00
41895 - Summary					**6,417.04**
41896	THE BERKSHIRE-WEST ALLIS	223-7602-563.43-03		HAPRENT-2-26	665.00
41896 - Summary					**665.00**
41897	1422, LLC	223-7602-563.43-03		HAPRENT-2-26	1,543.00
	1422, LLC	226-7605-563.43-08		HAPRENT-2-26	671.00
41897 - Summary					**2,214.00**
02/13/2026 - Summary					**21,206.04**

Payment Date: 02/27/2026

Check#	Vendor	GL Account	Proj No	Description	Amount
41899	ARING EQUIPMENT COMPANY INC	100-4401-533.53-02		Inventory Stock items	77.16
41899 - Summary					**77.16**
41900	BERGEMANN, JASON	100-4201-535.58-01		bergemann pro-rated cdl	70.90
	BERGEMANN, JASON	100-4201-535.58-01		bergemann tanker	15.00
41900 - Summary					**85.90**
41901	COMMUNITY MEDICAL SERVICES	256-8360-522.30-04	FD2402	JAN PEER SUPPORT HOURS	2,902.50
41901 - Summary					**2,902.50**
41902	CONCENTRA MEDICAL CENTER	100-1301-517.30-04		Pre-employment testing	259.00
41902 - Summary					**259.00**
41903	EDWARD H. WOLF & SONS, INC.	100-4501-533.53-01		Unleaded and Diesel Fuel	19,722.39
41903 - Summary					**19,722.39**
41904	FUEL SYSTEMS INC	100-2201-522.44-03		MISC FILTERS #4213	177.81
41904 - Summary					**177.81**
41905	GRAINGER	100-4401-533.53-02		inventory stock parts	104.61
	GRAINGER	100-4401-533.53-02		Inventory stock parts	314.19
	GRAINGER	100-4401-533.53-02		Inventory Stock Items	214.34
	GRAINGER	100-4401-533.53-02		Inventory Stock Parts	180.77
	GRAINGER	100-4401-533.53-02		PVC Bushing	28.16
	GRAINGER	100-4501-533.53-02		fleet invent. stock parts	99.90
	GRAINGER	100-4501-533.53-02		Fleet invent. stock parts	42.44
	GRAINGER	501-2901-537.53-02		FOOT WARMERS	37.60
	GRAINGER	550-4233-535.51-09		TOE AND FOOT WARMERS	93.97
41905 - Summary					**1,115.98**
41906	GREAT LAKES SALT COMPANY	100-4218-531.53-02		WS1 brine-11,448 gallons	5,609.52
41906 - Summary					**5,609.52**
41907	HUMPHREY SERVICE PARTS INC	100-4401-533.53-02		Fluid Hose	264.00
41907 - Summary					**264.00**
41908	JOHNSON, NOAH	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41908 - Summary					**150.00**
41909	LA PORTE, FLORENCIO	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41909 - Summary					**150.00**
41910	LINCOLN CONTRACTORS SUPPLY INC	501-2901-537.53-02		Water Invent. stock parts	294.97
41910 - Summary					**294.97**
41911	MENARDS - WEST ALLIS	100-2201-522.53-27		FF TRAINING SUPPLIES	78.14
	MENARDS - WEST ALLIS	100-2201-522.53-27		TRNG SUPPLIES/ST 62	213.86
41911 - Summary					**292.00**
41912	MEYER, ANTHONY	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
41912 - Summary					**150.00**
41913	MITCHELL, PATRICK	100-2101-521.56-02		Conference lodging	436.00
41913 - Summary					**436.00**
41914	N & S TOWING INC	100-2101-521.30-04		Tow	1,705.00
41914 - Summary					**1,705.00**
41915	NORTHERN LAKE SERVICE INC	501-2709-537.59-02		TTHM BY CG/MS	759.12
41915 - Summary					**759.12**

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Check#	Vendor	GL Account	Proj No	Description	Amount
41916	PEREZ VIEYRA, ESTEBAN	100-4201-535.58-01		perez pro-rated cdl	52.42
	PEREZ VIEYRA, ESTEBAN	100-4201-535.58-01		perez tanker	15.00
41916 - Summary					**67.42**
41917	QUAD/GRAPHICS, INC	602-9101-517.21-65		Jan QuadMed Charges	49,464.00
41917 - Summary					**49,464.00**
41918	RAMBOLL ENVIRON US CORPORATION	235-7203-563.30-02	D23004	EPA Brownfield Cleanup	5,500.00
	RAMBOLL ENVIRON US CORPORATION	354-6052-533.31-02	NEWDPW	Waste Transfer Station	412.00
41918 - Summary					**5,912.00**
41919	SAVAGE SOLUTIONS, LLC	201-5101-517.30-04		Tourism Campaign	15,416.67
41919 - Summary					**15,416.67**
41920	SHERWIN INDUSTRIES INC	100-4218-531.53-02		S23-Fiber mix	2,333.34
	SHERWIN INDUSTRIES INC	501-2707-537.53-08		S-23-Fiber mix	4,882.44
41920 - Summary					**7,215.78**
41921	SHOGREN, RYAN	255-8101-521.30-04	I26534	Reg fees	650.00
41921 - Summary					**650.00**
41922	SINGH, SUZANNE	100-8201-517.51-09		Comm Conversation 2-10-26	42.57
41922 - Summary					**42.57**
41923	TRI-AD	602-9101-517.30-04		Monthly Admin Fee	5,384.00
41923 - Summary					**5,384.00**
41924	WE ENERGIES	100-2201-522.41-04		ST 62/ELECTRIC	2,137.48
	WE ENERGIES	100-2201-522.41-04		10830 W Lapham St.	1,101.39
	WE ENERGIES	100-2201-522.41-04		7332 W National Ave Elec	2,046.52
	WE ENERGIES	100-2201-522.41-05		ST 62/GAS BILLING	3,399.91
	WE ENERGIES	100-2201-522.41-05		10830 W Lapham Gas	2,041.57
	WE ENERGIES	100-2201-522.41-05		7300 W National Ave Gas	2,016.18
	WE ENERGIES	100-2201-522.41-05		7332 W National Ave Gas	1,053.07
	WE ENERGIES	100-4101-533.41-04		Group bill elec	5,700.60
	WE ENERGIES	100-4101-533.41-04		6300 W McGeoch Elec	89.49
	WE ENERGIES	100-4101-533.41-04		7220 W National Ave. Elec	5,358.45
	WE ENERGIES	100-4101-533.41-04		7220 W National Gas	496.78
	WE ENERGIES	100-4101-533.41-05		6300 W McGeoch Gas	10,995.32
	WE ENERGIES	100-4118-531.41-04		Group Bill Elec	44,104.26
	WE ENERGIES	100-4118-531.41-04		2307 S 92 St Elec	120.23
	WE ENERGIES	100-4118-531.41-04		2700 S 84 St Elec	75.15
	WE ENERGIES	100-4201-535.41-04		3601 S 116 St Elec	55.25
	WE ENERGIES	501-2601-537.41-04		2009 S 84 Elec	145.07
	WE ENERGIES	997-9701-541.41-05		7120 W National Ave Gas	1,141.04
41924 - Summary					**82,077.76**
41925	WI WOMENS BUSINESS INITIATIVE CORP	220-7522-563.31-80	C25505	QTR 1 - WWBIC	12,009.25
	WI WOMENS BUSINESS INITIATIVE CORP	220-7522-563.31-80	C25505	QTR 2 - WWBIC	13,068.89
	WI WOMENS BUSINESS INITIATIVE CORP	220-7522-563.31-80	C25505	QTR 3 - WWBIC	19,520.20
	WI WOMENS BUSINESS INITIATIVE CORP	220-7522-563.31-80	C25505	QTR 4 WWBIC	20,401.66
41925 - Summary					**65,000.00**
41926	ZARNOTH BRUSH WORKS	100-4401-533.53-02		Inventory stock parts	3,255.00
41926 - Summary					**3,255.00**
41927	WEST ALLIS PROFESSIONAL POLICE	100-0000-202.08-00		PAYROLL SUMMARY	4,053.16
41927 - Summary					**4,053.16**
201611	Adrian Hernandez	100-0000-451.02-00		Trip Refund	75.00
201611 - Summary					**75.00**
201612	ACCURATE RECHARGE &	100-2201-522.44-02		EXTINGUISHER SERVICE	127.60
201612 - Summary					**127.60**
201613	ADVANCE AUTO PARTS	100-4401-533.53-02		inventory stock parts	438.64
	ADVANCE AUTO PARTS	100-4401-533.53-02		return credit	(18.99)
	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory Stock items	1,734.08
	ADVANCE AUTO PARTS	100-4401-533.53-02		Inventory Stock Parts	151.22
201613 - Summary					**2,304.95**
201614	AIRGAS USA LLC	100-2110-521.51-08		Gas cylinders for garage	37.20
	AIRGAS USA LLC	100-2201-522.53-41		CYLINDER RENTAL	158.10
201614 - Summary					**195.30**
201615	ASCENTEK CORP	100-4401-533.53-02		Grease	498.61

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Check#	Vendor	GL Account	Proj No	Description	Amount
201615	ASCENTEK CORP	100-4501-533.53-02		Fleet invent. stock parts	382.50
201615 - Summary					881.11
201616	ASSETWORKS LLC	100-4001-533.32-01		12-01-2025 to 11-30-2026	48,207.86
	ASSETWORKS LLC	501-2901-537.32-01		12-01-2025 to 11-30-2026	10,479.97
	ASSETWORKS LLC	510-3803-536.32-01		12-01-2025 to 11-30-2026	6,986.65
	ASSETWORKS LLC	540-1807-538.32-01		12-01-2025 to 11-30-2026	2,095.99
	ASSETWORKS LLC	550-4233-535.32-01		12-01-2025 to 11-30-2026	2,096.00
201616 - Summary					69,866.47
201617	ASSOCIATED BANK, NATIONAL ASSOC.	350-6008-531.31-07	P2332S	Easement National Ave	16,000.00
201617 - Summary					16,000.00
201618	AT&T	100-2101-521.32-01		Wireless 911 svcs	621.60
201618 - Summary					621.60
201619	AURORA HEALTH CARE	100-1301-517.30-04		Drug Screens-DPW	106.00
201619 - Summary					106.00
201620	AURORA MEDICAL GROUP	100-2001-523.59-01		New hire medicals	172.00
	AURORA MEDICAL GROUP	100-2101-521.30-04		Invesigative blood draws	850.00
201620 - Summary					1,022.00
201621	BADGER CENTURY MANAGEMENT, LLC	350-6008-531.31-07	P2332S	Easement National Ave	13,700.00
201621 - Summary					13,700.00
201622	BADGER MATERIALS RECYCLING, LLC	550-4233-535.41-09		january tires	485.55
201622 - Summary					485.55
201623	BADGER TOYOTALIFT	100-4501-533.52-01		Repair & Parts Manuals	217.67
201623 - Summary					217.67
201624	BEST IN CLASS REMODELING, LLC	350-6008-531.31-07	P2332S	Easement National Ave	3,800.00
201624 - Summary					3,800.00
201625	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 61	670.34
	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	2,547.13
	BOUND TREE MEDICAL LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	2,210.85
201625 - Summary					5,428.32
201626	BRAKE AND EQUIPMENT	100-4401-533.53-02		Inventory Stock Parts	27.30
201626 - Summary					27.30
201627	BREMER, MARTINA	350-6008-531.31-07	P2332S	Easement National Ave	1,600.00
201627 - Summary					1,600.00
201628	BROOKS TRACTOR INC	100-4501-533.53-02		Fleet Invent. stock parts	278.93
201628 - Summary					278.93
201629	BUTTERS-FETTING CO INC	100-4101-533.44-08		IT-hvac #2025-8468	636.53
	BUTTERS-FETTING CO INC	100-4101-533.44-08		PW-washbay#2025-8146	1,063.58
	BUTTERS-FETTING CO INC	100-4101-533.44-08		SC-hvac-2025-8467	455.82
	BUTTERS-FETTING CO INC	316-6606-563.31-02	T16010	McKin-HVAC 2025-8301	303.88
201629 - Summary					2,459.81
201630	Casey Riske	100-0000-451.02-00		Trip Refund	225.00
201630 - Summary					225.00
201631	CARE-PLUS DENTAL PLANS INC	100-0000-202.18-02		CarePlus March premiums	17,560.97
201631 - Summary					17,560.97
201632	CASPER'S TRUCK EQUIPMENT INC	100-4501-533.53-02		Fleet invent. stock parts	613.06
201632 - Summary					613.06
201633	CDW-G	100-2101-521.32-01		Service agreement	5,138.45
	CDW-G	255-8101-521.30-04	I25549	Microsoft Enterprise	62,987.19
201633 - Summary					68,125.64
201634	CENGAGE GROUP	100-3502-555.52-27		2 LARGE-TYPE BOOKS	57.58
	CENGAGE GROUP	100-3502-555.52-27		8 LARGE-TYPE BOOKS	244.72
201634 - Summary					302.30
201635	CENTER FOR COMMUNICATION, HEARING	350-6008-531.31-07	P2332S	Easement National Ave	25,400.00
201635 - Summary					25,400.00
201636	CENTER POINT LARGE PRINT	100-3502-555.52-27		2 LARGE-TYPE BOOKS	49.14
201636 - Summary					49.14
201637	CHARTER COMMUNICATIONS	255-8101-521.30-04	I25549	Internet	208.45
201637 - Summary					208.45

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201638	CHARTER COMMUNICATIONS	100-1101-517.41-06		Spectrum voice Jan	921.17
201638 - Summary					921.17
201639	CINTAS FIRE PROTECTION	100-4101-533.32-04		Lib 2026 Anl Fr Ext Insp	187.70
	CINTAS FIRE PROTECTION	100-4101-533.32-04		PD 2026 backflow insp	263.23
	CINTAS FIRE PROTECTION	100-4101-533.32-04		SC 2026 Anl Fr Ext Insp	179.22
201639 - Summary					630.15
201640	CITY OF MILWAUKEE - TREASURER	258-3102-565.30-04		12/22/24 to 3/15/25 Trail	820.29
	CITY OF MILWAUKEE - TREASURER	258-3102-565.30-04		3/16/25 to 7/5/25 Trail	2,537.43
	CITY OF MILWAUKEE - TREASURER	258-3102-565.30-04		7/6/25 to 9/27/25 Trail	4.97
	CITY OF MILWAUKEE - TREASURER	258-3102-565.30-04		9/29/24 to 12/21/24 Trail	1,375.49
201640 - Summary					4,738.18
201641	CITY WATER, LLC	501-2901-537.30-02		12/21/25-01/31/26 Operato	9,472.00
201641 - Summary					9,472.00
201642	COLEMAN TOOL & MANUFACTORING CORP	100-4401-533.53-02		Inventory Stock Parts	242.97
201642 - Summary					242.97
201643	CORE AND MAIN	501-2707-537.53-02		6 CLAY X PVC RC FLEX CPL	468.00
	CORE AND MAIN	501-2901-537.53-02		Water invent. stock parts	1,281.50
	CORE AND MAIN	501-2901-537.53-02		Water Invent. stock parts	1,044.51
201643 - Summary					2,794.01
201644	DANIELS SHARPSMART INC	997-9703-541.30-04		Sharps Disposal- WA	180.00
201644 - Summary					180.00
201645	DEPT OF HEALTH & FAMILY S	997-9701-541.51-09		Vital Records Paper	7,242.80
201645 - Summary					7,242.80
201646	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		credit	(37.22)
	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		squad #20	188.59
	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		squad #74	110.76
	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		squad #76	63.00
	EAGLE AUTOMOTIVE -MILWAUKEE	100-2110-521.44-03		stock parts	1,295.35
	EAGLE AUTOMOTIVE -MILWAUKEE	214-0801-521.64-05		squad #61	39.25
	EAGLE AUTOMOTIVE -MILWAUKEE	214-0801-521.64-05		Squad #61	195.33
201646 - Summary					1,855.06
201647	ELLIOTT'S ACE HARDWARE	100-2110-521.51-08		Custodial supplies	20.69
	ELLIOTT'S ACE HARDWARE	100-2110-521.51-08		Parts for mechanic	2.73
	ELLIOTT'S ACE HARDWARE	100-2201-522.51-08		MALE ELECTRICAL PLUG	53.97
201647 - Summary					77.39
201648	ELLIOTTS ACE HARDWARE	100-2110-521.51-08		Parts to fix squad	42.17
	ELLIOTTS ACE HARDWARE	100-2201-522.51-06		BOWL WAX RING	3.23
	ELLIOTTS ACE HARDWARE	100-2201-522.53-27		APPARATUS SUPPLY	8.63
201648 - Summary					54.03
201649	EMW PROPERTIES LLC	350-6008-531.31-07	P2332S	Easement National Ave	2,100.00
201649 - Summary					2,100.00
201650	EWALD CHRYSLER JEEP DODGE LLC	100-4401-533.53-02		Inventory Stock items	24.08
	EWALD CHRYSLER JEEP DODGE LLC	214-0801-521.64-05		Squad #59 repairs	524.34
201650 - Summary					548.42
201651	FABICK	100-2201-522.44-03		OIL PRESSURE SWITCH	235.03
	FABICK	100-2201-522.44-03		OIL SENSOR SWITCH PLUG	3.36
	FABICK	100-4501-533.53-02		core return	(1,067.32)
	FABICK	100-4501-533.53-02		fleet invent. stock parts	1,043.17
201651 - Summary					214.24
201652	FASTENAL COMPANY	100-4401-533.53-02		inventory stock parts	84.70
	FASTENAL COMPANY	100-4401-533.53-02		Carriage Bolt	59.00
	FASTENAL COMPANY	100-4401-533.53-02		Inventory Stock Parts	44.40
	FASTENAL COMPANY	100-4401-533.53-02		Lock nut/Flat washer	73.08
201652 - Summary					261.18
201653	FOLEY & LARDNER LLP	307-6306-563.30-02	T07010	Mtr Casting thru Jan 31	47,934.50
201653 - Summary					47,934.50
201654	GENERAL COMMUNICATIONS	100-2110-521.44-03		Squad repairs	70.00
201654 - Summary					70.00
201655	GEOTEST INC	354-6052-533.31-02	NEWDPW	DPW Site Testing	12,368.88

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201655 - Summary					**12,368.88**
201656	GLOBAL INDUSTRIAL	100-2201-522.44-01		ST 62/REPLACEMENT CHAIRS	1,905.39
201656 - Summary					**1,905.39**
201657	GOODYEAR COMMERCIAL TIRE & SERVICE	100-2201-522.44-03		TIRES/4140	528.00
201657 - Summary					**528.00**
201658	GRAYBAR	100-4118-531.53-02		led light efficient	65.00
	GRAYBAR	100-4401-533.53-02		Inventory stock items	113.90
201658 - Summary					**178.90**
201659	GREAT MIDWEST SAVINGS AND LOAN ASSN	350-6008-531.31-07	P2332S	Easement National Ave	114,100.00
201659 - Summary					**114,100.00**
201660	GRIMCO, INC.	100-8201-517.51-02		grommets	142.50
	GRIMCO, INC.	100-8201-517.51-02		Grommets	151.18
201660 - Summary					**293.68**
201661	HEULER REAL ESTATE INVESTORS	350-6008-531.31-07	P2332S	Easement National Ave	1,900.00
201661 - Summary					**1,900.00**
201662	HILLER FORD INC	100-2201-522.44-03		FENDER BLINKER #4419	77.54
201662 - Summary					**77.54**
201663	HOTSY	100-4101-533.44-08		DPW prsr wshr repairs	706.83
201663 - Summary					**706.83**
201664	HUELER XXI, LLC	350-6008-531.31-07	P2332S	Easement National Ave	1,400.00
201664 - Summary					**1,400.00**
201665	IDEXX LABORATORIES INC	501-2901-537.51-01		Shipping	47.71
	IDEXX LABORATORIES INC	501-2901-537.51-09		COLILERT/ COMPRARATOR	2,767.06
201665 - Summary					**2,814.77**
201666	IMPACT ACQUISITIONS LLC	997-9701-541.32-01		GF Printer	152.00
201666 - Summary					**152.00**
201667	INDUSTRIAL TECHNOLOGY GROUP, LLC	100-4601-533.32-01		TV Inspection Software	7,650.00
	INDUSTRIAL TECHNOLOGY GROUP, LLC	510-3801-536.30-04		TV Inspection Software	2,025.00
	INDUSTRIAL TECHNOLOGY GROUP, LLC	540-1807-538.30-04		TV Inspection Software	2,025.00
201667 - Summary					**11,700.00**
201668	INFO USA MARKETING INC	100-3502-555.52-33		WISCONSIN STATE DIRECTORY	670.00
201668 - Summary					**670.00**
201669	JOE WILDE CO	100-4101-533.44-08		dpw garage door panels(4)	6,144.00
201669 - Summary					**6,144.00**
201670	JOHNS DISPOSAL SERVICE	550-4233-535.41-09		january recycling	19,076.47
201670 - Summary					**19,076.47**
201671	JX PETERBILT -WAUKESHA	100-4501-533.53-02		fleet invent. stock items	659.05
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		fleet invent. stock parts	16.47
	JX PETERBILT -WAUKESHA	100-4501-533.53-02		Fleet Invent. stock items	39.54
201671 - Summary					**715.06**
201672	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory stock items	46.50
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory stock parts	144.50
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory Stock Items	11.85
	KAESTNER AUTO ELECTRIC CO	100-4401-533.53-02		Inventory Stock Parts	539.69
201672 - Summary					**742.54**
201673	KL ENGINEERING	220-7522-563.31-01	C21405	Addl Farmers Mrkt coordin	3,273.72
	KL ENGINEERING	354-6051-517.31-02	M2520M	Str Ltg Design	22,263.75
	KL ENGINEERING	354-6051-517.31-02	M2620M	Str Ltg const ovrst	2,392.17
201673 - Summary					**27,929.64**
201674	KOSZALKA, MICHAEL	279-0701-555.51-09		CLAIRE DEROCHEFORT 2/15	26.25
201674 - Summary					**26.25**
201675	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory Stock items	6.60
	KRIETE TRUCK CENTER - MILWAUKEE	100-4401-533.53-02		Inventory Stock Items	185.51
201675 - Summary					**192.11**
201676	LAKE SHORE BURIAL VAULT COMPANY	540-1801-538.53-02		qty 300 - 110 bricks	600.00
201676 - Summary					**600.00**
201677	LAKEWOOD FILTERS	100-4101-533.53-02		hvac filters mltpl bldgs	90.00
201677 - Summary					**90.00**

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Check#	Vendor	GL Account	Proj No	Description	Amount
201678	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2420S	S 118 St-Streets	1,000.00
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2421S	Walker: 56-60 Street	1,000.00
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2423S	77: Walker-Pierce Streets	1,000.00
	LALONDE CONTRACTORS INC	350-6008-531.31-01	P2425S	Pierce: 77-76 Street	1,000.00
	LALONDE CONTRACTORS INC	350-6009-531.31-01	P2401A	Alley:84-85 Lincoln-Grant	4,044.72
	LALONDE CONTRACTORS INC	354-6052-533.31-01	NEWDPW	DPW Traffic Signals	20,086.26
201678 - Summary					**28,130.98**
201679	LEGACY RECYCLING	550-4233-535.41-09		january ecycling	875.00
201679 - Summary					**875.00**
201680	LEXISNEXIS RISK SOLUTIONS	100-2101-521.30-04		Record searches	794.90
201680 - Summary					**794.90**
201681	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 61	817.51
	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 62	1,057.93
	LIFE-ASSIST, INC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	2,891.92
201681 - Summary					**4,767.36**
201682	LUTHERAN SOCIAL SERVICES OF WI	222-7604-563.30-04		Monthly Invoice	4,147.46
	LUTHERAN SOCIAL SERVICES OF WI	228-7609-563.30-04		Monthly Invoice	6,689.38
201682 - Summary					**10,836.84**
201683	MACQUEEN EQUIPMENT	100-2201-522.53-27		MSA EQUIPMENT/ACCESSORIES	254.01
	MACQUEEN EQUIPMENT	100-2201-522.53-27		OPERATIONAL SUPPLIES	2,136.62
	MACQUEEN EQUIPMENT	100-4501-533.53-02		fleet invent. stock parts	98.48
	MACQUEEN EQUIPMENT	352-2201-522.70-03		(1) MSA KIT	962.00
201683 - Summary					**3,451.11**
201684	MAGNUM ELECTRONICS, INC	100-4401-533.53-02		Glass Mount Antenna	299.80
201684 - Summary					**299.80**
201685	MANTHEY, TERRY AND BEVERLY	350-6008-531.31-07	P2332S	Easement National Ave	1,504.94
201685 - Summary					**1,504.94**
201686	MC HOME EXTERIOR REPAIR, LLC	100-4101-533.44-08		F Admin-roof #2025-8134	4,900.00
201686 - Summary					**4,900.00**
201687	MCKESSON MEDICAL-SURGICAL	242-9601-542.53-41	SW2609	Lead Test Kits	1,617.48
201687 - Summary					**1,617.48**
201688	MCMAHON ASSOCIATES, INC	100-1001-513.30-04		Fire Merger Plan	2,123.00
201688 - Summary					**2,123.00**
201689	MELLANTINE, RONALD	350-6008-531.31-07	P2332S	Easement National Ave	4,900.00
201689 - Summary					**4,900.00**
201690	MIDAMERICAN BUILDING SERVICES	255-8101-521.51-09	I26534	Janitorial	374.60
201690 - Summary					**374.60**
201691	MIDWEST TAPE	100-3502-555.52-22		1 ADULT AUDIOBOOK	36.99
201691 - Summary					**36.99**
201692	MILLS HOTEL WYOMING LLC	255-8101-521.41-04	I25534	Electric	4,846.40
	MILLS HOTEL WYOMING LLC	255-8101-521.41-05	I25534	Gas	1,757.53
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	Base rent	28,439.75
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	CAM	3,510.47
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	CAM adjustment (2025)	16,779.41
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	RE Taxes	4,560.96
	MILLS HOTEL WYOMING LLC	255-8101-521.43-03	I25534	TI	18,686.10
201692 - Summary					**78,580.62**
201693	MILW HOMELESS VETERANS INITIATIVE	220-7522-563.31-80	C25206	2025 Salaries	15,322.00
201693 - Summary					**15,322.00**
201694	MILWAUKEE COUNTY CLERK OF	100-0000-229.11-10		MSCO Bail	250.00
201694 - Summary					**250.00**
201695	MILWAUKEE COUNTY CLERK OF	350-6008-531.31-07	P2332S	Easement National Ave	2,700.00
201695 - Summary					**2,700.00**
201696	MILWAUKEE COUNTY CLERK OF	350-6008-531.31-07	P2332S	Easement National Ave	800.00
201696 - Summary					**800.00**
201697	MILWAUKEE COUNTY CLERK OF	350-6008-531.31-07	P2332S	Easement National Ave	300.00
201697 - Summary					**300.00**
201698	MILWAUKEE COUNTY CLERK OF COURTS	100-0000-229.11-10		Bail	4,350.00
201698 - Summary					**4,350.00**

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201699	MOTION & CONTROL ENTERPRISES	100-4501-533.53-02		fleet invent. stock parts	27.49
201699 - Summary					27.49
201700	MOTION INDUSTRIES	100-4401-533.53-02		inventory stock parts	494.27
201700 - Summary					494.27
201701	MOTOROLA SOLUTIONS INC	100-2101-521.44-04		Radio accessory	100.70
201701 - Summary					100.70
201702	MUNICIPAL ENVIRONMENTAL GROUP	501-2901-537.30-05		2026 Membership Charges	2,000.00
201702 - Summary					2,000.00
201703	NAPA AUTO PARTS- WEST ALLIS	100-2110-521.44-03		Squad #20 parts	167.98
	NAPA AUTO PARTS- WEST ALLIS	100-2110-521.44-03		Squad #35 parts	377.25
	NAPA AUTO PARTS- WEST ALLIS	100-2110-521.44-03		Stock parts	307.69
	NAPA AUTO PARTS- WEST ALLIS	100-2110-521.44-03		Stock Parts	28.98
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		EXHAUST PIPE CONNECTOR	45.34
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		FILTERS/WIPERS/SENSOR	105.66
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		HEADLIGHT #4419	27.46
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		OIL FILTERS	150.54
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		TPSM SENSOR #4140	49.91
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.44-03		TRAILER ADAPTER	11.66
	NAPA AUTO PARTS- WEST ALLIS	100-2201-522.53-01		5W20 OIL/BOX	132.99
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		inventory stock parts	118.80
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory stock parts	267.44
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory Stock Items	119.61
	NAPA AUTO PARTS- WEST ALLIS	100-4401-533.53-02		Inventory Stock Parts	198.50
	NAPA AUTO PARTS- WEST ALLIS	100-4501-533.53-02		Fleet Invent. stock parts	74.16
201703 - Summary					2,183.97
201704	NATIONAL AVE 9530 LLC	350-6008-531.31-07	P2332S	Easement National Ave	1,800.00
201704 - Summary					1,800.00
201705	NEHER ELECTRIC SUPPLY INC	100-4401-533.53-02		Inventory stock items	4,450.00
201705 - Summary					4,450.00
201706	NEW BERLIN REDI-MIX	501-2707-537.53-08		6 bag #1 stone with air	1,722.88
201706 - Summary					1,722.88
201707	ORTIZ HERRERA REALTY, LLC	350-6008-531.31-07	P2332S	Easement National Ave	1,200.00
201707 - Summary					1,200.00
201708	PAYNE AND DOLAN, INC	501-2707-537.53-02		3/8 chips	2,267.37
	PAYNE AND DOLAN, INC	501-2707-537.53-02		3/8 CHIPS	179.37
	PAYNE AND DOLAN, INC	501-2708-537.53-02		3/8 chips	2,267.37
	PAYNE AND DOLAN, INC	501-2708-537.53-02		3/8 CHIPS	179.37
201708 - Summary					4,893.48
201709	PEAPOD REAL ESTATE, LLC	350-6008-531.31-07	P2332S	Easement - National Ave	800.00
201709 - Summary					800.00
201710	PEN-LINK LTD	255-8101-521.30-04	I25549	Licenses	113,487.43
201710 - Summary					113,487.43
201711	PEOPLE'S STATE BANK	350-6008-531.31-07	P2332S	Easement National Ave	13,500.00
201711 - Summary					13,500.00
201712	PLYMOUTH LUBRICANTS	100-2110-521.53-02		window wash	182.63
201712 - Summary					182.63
201713	POMP'S TIRE SERVICE INC	100-4401-533.53-02		Inventory Stock Parts	1,973.88
	POMP'S TIRE SERVICE INC	100-4501-533.53-02		fleet invent. stock parts	746.12
	POMP'S TIRE SERVICE INC	100-4501-533.53-02		Fleet invent. stock parts	708.48
201713 - Summary					3,428.48
201714	PRIORITY DISPATCH CORPORATION	100-2107-521.57-02		Training Class	185.00
201714 - Summary					185.00
201715	R A SMITH NATIONAL INC	220-7522-563.31-01	C25402	Design Natl 65-RR	9,387.46
201715 - Summary					9,387.46
201716	R. S. PAINT & TOOLS LLC	100-4401-533.53-02		Inventory Stock items	49.17
201716 - Summary					49.17
201717	RADLER, PAUL AND VIRGINIA	350-6008-531.31-07	P2332S	Easement National Ave	4,200.00
201717 - Summary					4,200.00
201718	RELIANT FIRE APPARATUS INC	100-2201-522.44-03		SPEAKER MODULE	1,034.25

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Check#	Vendor	GL Account	Proj No	Description	Amount
201718	RELIANT FIRE APPARATUS INC	352-2201-522.70-03		EXTRICATION TOOLS	52,905.00
201718 - Summary					53,939.25
201719	RIVER RUN COMPUTERS, INC.	255-8101-521.30-04	I25549	Down payment	14,152.50
	RIVER RUN COMPUTERS, INC.	255-8101-521.30-04	I25549	IT management	7,000.00
201719 - Summary					21,152.50
201720	RNOW INC	100-4401-533.53-02		inventory stock parts	96.57
201720 - Summary					96.57
201721	SAMZ, PATRICK	100-1301-517.60-02		DPW Safety Shoe Reimb.	150.00
201721 - Summary					150.00
201722	SEAGRAVE FIRE APPARATUS LLC	100-2201-522.44-03		DRAIN VALVES #4213	213.59
	SEAGRAVE FIRE APPARATUS LLC	100-2201-522.44-03		MODULE FOR EMERG LIGHT	1,938.69
201722 - Summary					2,152.28
201723	SECURIAN FINANCIAL GROUP INC	100-0000-202.18-01		Life premium March 2026	14,779.60
201723 - Summary					14,779.60
201724	SIDELLO PROPERTY SERVICES INC	100-2406-524.30-02		Snow and Ice	5,452.00
201724 - Summary					5,452.00
201725	SMIGLA, JOHN	350-6008-531.31-07	P2332S	Easement National Ave	1,500.00
201725 - Summary					1,500.00
201726	SNOW PLOW SOLUTIONS INC	100-4401-533.53-02		Plow Edges	776.40
	SNOW PLOW SOLUTIONS INC	100-4501-533.53-02		fleet invent. stock parts	219.68
201726 - Summary					996.08
201727	SORCE SERVICES, LLC	100-2201-522.53-27		DUMPSTER/TRAINING	635.00
201727 - Summary					635.00
201728	SPEEDY METALS LLC	100-2110-521.51-08		Parts for SWAT vehicle	123.40
	SPEEDY METALS LLC	100-4401-533.53-02		inventory stock parts	129.07
	SPEEDY METALS LLC	100-4401-533.53-02		Inventory Stock Items	135.00
201728 - Summary					387.47
201729	STREICHER'S INC	100-2201-522.60-01		AC BREZNIK/CLOTHING	58.99
	STREICHER'S INC	100-2201-522.60-01		CLOTHING/APFEL	64.00
	STREICHER'S INC	100-2201-522.60-01		CLOTHING/HOUK	138.92
201729 - Summary					261.91
201730	SUPERIOR VISION INSURANCE INC	100-0000-202.18-06		Vision Premiums [02/26]	1,824.10
201730 - Summary					1,824.10
201731	TELEFLEX FUNDING LLC	100-2201-522.53-41		CM/MISSING PRODUCT	(550.00)
	TELEFLEX FUNDING LLC	100-2201-522.53-41		MEDICAL SUPPLIES/ST 63	1,110.00
201731 - Summary					560.00
201732	THE COATS COMPANY	100-2110-521.51-08		Machine repairs	864.06
201732 - Summary					864.06
201733	THE JAMES S. MORATECK AND KAREN M.	350-6008-531.31-07	P2332S	Easement National Ave	2,600.00
201733 - Summary					2,600.00
201734	TITAN PUBLIC SAFETY SOLUTIONS LLC	100-0401-512.32-01		Tipss billing 2026	8,383.00
201734 - Summary					8,383.00
201735	TRANS UNION LLC	100-2101-521.30-04		Background checks	127.56
201735 - Summary					127.56
201736	TRI CITY NATIONAL BANK	100-0000-229.16-00		Feb.2026 Loan Repayments	460.76
	TRI CITY NATIONAL BANK	220-7521-563.30-04	C26101	TCNB Loan Processing Fees	49.00
	TRI CITY NATIONAL BANK	224-7701-563.30-04		TCNB Loan Processing Fees	24.00
	TRI CITY NATIONAL BANK	396-6301-563.30-07		TCNB Loan Processing Fees	7.00
	TRI CITY NATIONAL BANK	397-6301-563.30-07		TCNB Loan Processing Fees	19.00
201736 - Summary					559.76
201737	TRUCK COUNTRY	100-2201-522.44-03		COOLANT SENSOR/PLUG	116.86
201737 - Summary					116.86
201738	TSI INCORPORATED	100-2201-522.44-02		FIT TEST REFILL KIT	220.92
201738 - Summary					220.92
201739	ULINE	100-2201-522.53-27		LOCKER CABINETS/ST 63	1,947.15
201739 - Summary					1,947.15
201740	UNIFIRST CORPORATION	100-2201-522.51-07		TOWEL/RAGS LAUNDRY	16.06
	UNIFIRST CORPORATION	997-9701-541.51-06		Custodial	3.38

Monthly Listing of Claims Paid

February 2026

Check#	Vendor	GL Account	Proj No	Description	Amount
201740 - Summary					19.44
201741	UPI LLC	510-3803-536.75-01	P2532N	Sanitary relay	71,711.65
	UPI LLC	540-1807-538.75-01	P2532R	Storm relay	(2,583.10)
201741 - Summary					69,128.55
201742	US POSTAL SERVICE(POSTAGE-BY-PHONE)	100-2101-521.51-01		Postage refill	1,500.00
201742 - Summary					1,500.00
201743	USA BLUBOOK	501-2602-537.53-02		DPD 4 Dispenser 10 ML	95.70
	USA BLUBOOK	501-2901-537.51-01		Frieght	12.10
201743 - Summary					107.80
201744	USI INSURANCE SERVICES, LLC	602-9101-517.30-02		Installment 7 of 12	5,746.58
201744 - Summary					5,746.58
201745	VITALE REALTY ADVISORS, LLC	350-6008-531.31-07	P2332S	2nd appraisal Natl Ave	0.00
201745 - Summary					0.00
201746	VERIZON WIRELESS	100-1401-515.41-06		January Verizon	12,622.17
201746 - Summary					12,622.17
201747	WAUKESHA CO TECHNICAL COLLEGE	100-2107-521.57-02		Training class	1,808.70
201747 - Summary					1,808.70
201748	WAUSAU EQUIPMENT COMPANY INC	100-4501-533.53-02		fleet invent. stock parts	149.52
201748 - Summary					149.52
201749	WEDIGE RADIATOR & AC, INC	100-4501-533.53-02		fleet invent. stock parts	582.78
201749 - Summary					582.78
201750	WELLWORKS FOR YOU	602-9101-517.30-04		Wellworks Rewards Prepay	10,000.00
201750 - Summary					10,000.00
201751	WEST ALLIS B.I.D.	100-0000-229.09-00		2025 BID Tax Assessment	129,599.00
201751 - Summary					129,599.00
201752	WHEDA	350-6008-531.31-07	P2332S	mortgage release fee	50.00
201752 - Summary					50.00
201753	WIL-SURGE ELECTRIC INC	501-2901-537.75-01	BF0041	Generator installation	53,200.00
201753 - Summary					53,200.00
201754	WILDFIRE LIFTS	214-0801-521.64-05		Garage lift	13,610.00
201754 - Summary					13,610.00
201755	WITMER PUBLIC SAFETY GROUP	100-2201-522.60-01		HAUBOLDT/BOOTS	656.65
201755 - Summary					656.65
201756	WORLDWIDE INTERPRETERS, INC.	501-2901-537.30-02		Spanish Interpreter	23.52
	WORLDWIDE INTERPRETERS, INC.	997-9701-541.32-01		Interpreter Services	102.48
	WORLDWIDE INTERPRETERS, INC.	997-9701-541.51-06		Custodial	5.60
201756 - Summary					131.60
201757	WTSOA	100-2107-521.57-02		Conference	250.00
201757 - Summary					250.00
201758	ZAJAC, KIMBERLEY	350-6008-531.31-07	P2332S	Easement National Ave	1,600.00
201758 - Summary					1,600.00
201759	ZEP SALES AND SERVICE	100-2101-521.51-07		Cleaning products	698.73
201759 - Summary					698.73
201760	ZOLL MEDICAL CORPORATION	100-2201-522.53-41		MEDICAL SUPPLIES/ST 61	526.26
201760 - Summary					526.26
201761	120 WATER INC	501-2901-537.51-01		ANNUAL NOTICES DEC OVERAG	5,263.83
201761 - Summary					5,263.83
201762	AFLAC	100-0000-202.14-01		PAYROLL SUMMARY	54.77
201762 - Summary					54.77
201763	AMBER SCHWEIGER	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	205.00
201763 - Summary					205.00
201764	CHAPTER 13 TRUSTEE	100-0000-202.07-00		PAYROLL SUMMARY	173.08
201764 - Summary					173.08
201765	EWALD AUTOMTOVE GROUP	100-4501-533.53-02		ANTIFREEZE, HEATER CORE	175.56
201765 - Summary					175.56
201766	JULIE NEWBERRY DOUCE	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	280.00
201766 - Summary					280.00

Monthly Listing of Claims Paid

February 2026

Check#	Vendor	GL Account	Proj No	Description	Amount
201767	MICHELLE STUBLEY	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	280.00
201767 - Summary					**280.00**
201768	SANDRA HARSH	100-0000-229.05-00	FLOODS	FLOOD RELIEF-PERMIT FEE	170.00
201768 - Summary					**170.00**
201769	U S POSTMASTER-MILW	100-1301-517.51-01		2025 BUSINESS REPLY	2.42
	U S POSTMASTER-MILW	100-1502-514.51-01		2025 BUSINESS REPLY	2,146.10
	U S POSTMASTER-MILW	222-7601-563.51-01		2025 BUSINESS REPLY	24.59
	U S POSTMASTER-MILW	501-2901-537.51-01		2025 BUSINESS REPLY	6.30
201769 - Summary					**2,179.41**
201770	U.S. DEPARTMENT OF THE TREASURY	100-0000-202.07-00		PAYROLL SUMMARY	254.08
201770 - Summary					**254.08**
201771	WISCONSIN HYDRANT REPAIR, LLC	501-2708-537.30-04		Livetap 12/x 9015 W Maple	625.00
201771 - Summary					**625.00**
201772	VITALE REALTY ADVISORS, LLC	350-6008-531.31-07	P2332S	2nd appraisal Natl Ave	0.00
201772 - Summary					**0.00**
201773	VITALE REALTY ADVISORS, LLC	350-6008-531.31-07	P2332S	2nd appraisal Natl Ave	4,380.00
201773 - Summary					**4,380.00**
201774	VITALE REALTY ADVISORS, LLC	350-6008-531.31-07	P2332S	2nd appraisal Natl Ave	5,700.00
201774 - Summary					**5,700.00**
02/27/2026 - Summary					**1,559,463.20**
Overall - Summary					**4,988,765.18**

RECEIVED

FEB 24 2026

CITY OF WEST ALLIS

CLAIMANT CONTACT INFORMATION

Name: Angela Artuso
Address: 1801 S. 72nd St
West Allis, WI 53214

Phone: 414-544-5750
Email: aartuso29@gmail.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 12/2/25
Location: 1700 Block of S. 72nd St
Time of day: 1:00 p.m.

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the



nd

Signed: [signature]
Date: 12/30/25

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: $ 1279.74

CITY CLERK'S OFFICE
30 DEC '25 PM3:09

SAVE PRINT

MARSHALL AUTO BODY

22300 W BLUEMOUND RD, 22300 W Bluemound Rd, WAUKESHA, WI 53186
Phone: (262) 549-4300
FAX: (262) 549-2080

Workfile ID: dfd60ab5
Federal ID: 39-1417071
State ID: N/A in WI

Preliminary Estimate

Customer: Artuso, Angela **Job Number:**

Written By: Ryan Martin

Insured:	Artuso, Angela	Policy #:		Claim #:	
Type of Loss:		Date of Loss:		Days to Repair:	0
Point of Impact:	06 Rear				

Owner:
Artuso, Angela

Inspection Location:
MARSHALL AUTO BODY
22300 W BLUEMOUND RD
22300 W Bluemound Rd
WAUKESHA, WI 53186
Repair Facility
(262) 549-4300 Day

Insurance Company:

VEHICLE

2018 JEEP Compass Latitude FWD 4D UTV 4-2.4L Gasoline Sequential MPI Gray

VIN:	3C4NJCBB5JT102188	Interior Color:	Black	Mileage In:	96,528	Vehicle Out:	
License:	AJZ8200	Exterior Color:	Gray	Mileage Out:			
State:	WI	Production Date:	7/2017	Condition:		Job #:	

TRANSMISSION
Automatic Transmission

POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors

DECOR
Dual Mirrors
Privacy Glass
Console/Storage
Overhead Console

CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Message Center
Steering Wheel Touch Controls
Rear Window Wiper
Telescopic Wheel
Backup Camera

RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection

SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Hands Free Device

SEATS
Cloth Seats
Bucket Seats
Reclining/Lounge Seats

WHEELS
Aluminum/Alloy Wheels

PAINT
Clear Coat Paint

OTHER
Fog Lamps
Rear Spoiler
California Emissions

Customer: Artuso, Angela **Job Number:**

2018 JEEP Compass Latitude FWD 4D UTV 4-2.4L Gasoline Sequential MPI Gray

Line		Oper	Description	Part Number	Qty	Extended Price $		Labor	Paint
1	**QUARTER PANEL**								
2		R&I	RT Wheel opng mldg					0.3	
3		R&I	LT Wheel opng mldg					0.3	
4	**REAR LAMPS**								
5		Repl	LT Tail lamp assy	55112839AC	1	302.00		0.3	
6	**REAR BUMPER**								
7		R&I	R&I bumper cover					1.1	
8	* <>	Rpr	Bumper cover w/o prk sensor					2.5	2.4
9			Add for Clear Coat						1.0
10		R&I	Lower cover w/o accent, w/o hitch w/o park sensors					0.5	
11		R&I	RT Reflector					Incl.	
12		R&I	LT Reflector					Incl.	
13	**VEHICLE DIAGNOSTICS**								
14	*	Rpr	Pre-repair scan				m	0.5 M	
15	*	Rpr	Post-repair scan				m	0.5 M	
16	#		Flex Paint Additive		1	7.00			
17	#		Haz. Waste Disposal		1	5.00			
			SUBTOTALS			**314.00**		**6.0**	**3.4**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				314.00
Body Labor	5.0 hrs	@	$ 70.00 /hr	350.00
Paint Labor	3.4 hrs	@	$ 70.00 /hr	238.00
Mechanical Labor	1.0 hrs	@	$ 140.00 /hr	140.00
Paint Supplies	3.4 hrs	@	$ 52.00 /hr	176.80
Subtotal				1,218.80
Sales Tax	$ 1,218.80	@	5.0000 %	60.94
Grand Total				**1,279.74**

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

AUTO BODY SPECIALISTS LLC

6024 W MITCHELL STREET, WEST ALLIS, WI 53214
Phone: (414) 545-9211
FAX: (414) 545-7416

Workfile ID:	0f65fda9
Federal ID:	391922584
State ID:	n/a
Federal EPA:	n/a
State EPA:	n/a

Preliminary Estimate

Customer: Artuso, Angela **Job Number:**

Written By: David Jambrek

Insured:	Artuso, Angela	Policy #:		Claim #:	
Type of Loss:	Liability	Date of Loss:		Days to Repair:	0
Point of Impact:	07 Left Rear				

Owner:
Artuso, Angela
(414) 544-5750 Cell

Inspection Location:
AUTO BODY SPECIALISTS LLC
6024 W MITCHELL STREET
WEST ALLIS, WI 53214
Repair Facility
(414) 545-9211 Business

Insurance Company:

VEHICLE

2018 JEEP Compass Latitude FWD 4D UTV 4-2.4L Gasoline Sequential MPI Grey

VIN:	3C4NJCBB5JT102188	Interior Color:		Mileage In:	96,746	Vehicle Out:	
License:	AJZ-8200	Exterior Color:	Grey	Mileage Out:			
State:	WI	Production Date:	7/2017	Condition:		Job #:	

TRANSMISSION
Automatic Transmission

POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors

DECOR
Dual Mirrors
Privacy Glass
Console/Storage
Overhead Console

CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Message Center
Steering Wheel Touch Controls
Rear Window Wiper
Telescopic Wheel
Backup Camera

RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection

SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Hands Free Device

SEATS
Cloth Seats
Bucket Seats
Reclining/Lounge Seats

WHEELS
Aluminum/Alloy Wheels

PAINT
Clear Coat Paint

OTHER
Fog Lamps
Rear Spoiler
California Emissions

Customer: Artuso, Angela **Job Number:**

2018 JEEP Compass Latitude FWD 4D UTV 4-2.4L Gasoline Sequential MPI Grey

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**REAR LAMPS**							
2		Repl	LT Tail lamp assy	55112839AC	1	302.00	0.3	
3	**REAR BUMPER**							
4	* <>	Rpr	Bumper cover w/o prk sensor				1.5	2.4
5			Add for Clear Coat					1.0
6			O/H bumper assy				2.0	
7	#	Subl	Hazardous waste removal		1	5.00 T		
8	#	Repl	Flex additive		1	10.00 T		
9	**VEHICLE DIAGNOSTICS**							
10	*	Rpr	Pre-repair scan			m	0.5 M	
11	*	Rpr	Post-repair scan			m	0.5 M	
			SUBTOTALS			**317.00**	**4.8**	**3.4**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				302.00
Body Labor	3.8 hrs	@	$ 72.00 /hr	273.60
Paint Labor	3.4 hrs	@	$ 72.00 /hr	244.80
Mechanical Labor	1.0 hrs	@	$ 124.00 /hr	124.00
Paint Supplies	3.4 hrs	@	$ 51.00 /hr	173.40
Miscellaneous				15.00
Subtotal				1,132.80
Sales Tax	$ 1,132.80	@	5.9000 %	66.84
Grand Total				**1,199.64**

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

CLAIMANT CONTACT INFORMATION

Name: DAVID BADILLO
Address: 845 S 86TH ST
WEST ALLIS WI 53214

Phone: 414-882-0375
Email: dbadillo78@gmail.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 02/15/2026 TO 2-16-2026 Time of day: 08:30 am through 2-15-26 8pm 2-16-26
Location: 845 S 86TH ST WEST ALLIS WI 53214

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

ON THE MORNING OF 2-15-26 AFTER RUNNING THE WASHING MACHINE WE DISCOVERED IN THE BASEMENT WE HAD A SEWER BACK UP HAPPENING WITH AT LEAST ONE INCH OF WATER ALREADY. STOPPED ALL WATER USAGE AND BY NOON WENT TO HOME DEPOT TO RENT AN INDUSTRIAL SNAKE. THE SNAKE INTURN DID NOT PULL UP ANY ROOTS OR RAW SEWAGE INSTEAD MOSTLY LEAVES, MUD AND EVENTUALLY GRAVEL. THE SNAKE THEN GOT STUCK LITERALLY IN THE MAIN DRAIN AND WE TRIED FOR HOURS TO GET IT OUT IT WAS LITERALLY STUCK GETTING. SINCE IT WAS SUNDAY EVENING WE WENT WITHOUT WATER USAGE ALL DAY AND NIGHT AND FINALLY MONDAY MORNING 2-16-26 WE CALLED TO HAVE A PROFESSIONAL COMPANY COME OUT TO SEE IF THEY COULD SNAKE OUT AND GET A CAMERA IN THERE TO ASSESS THE ISSUE. THEY TOO COULD NOT GET PAST A CERTAIN AMOUNT OF FEET TO THE SIDEWALK IN WHICH THEIR CAMERA SHOWED A POSSIBLE COLLAPSE PIPE THEY RECOMMENDED TO CALL THE CITY AND ASK FOR A LATERAL CHECK OF THE MAIN INFRONT OF OUR HOUSE SINCE THEY WERE AWARE OF A WATER MAIN BREAK THAT OCCURED A MONTH PRIOR IN WHICH THE CITY WAS CALLED TO FIX. BY LATE AFTERNOON 2-16-26 CITY OF WEST ALLIS CAME AND THEY WORKED FOR HOURS AND HAD TO RE-DIG TO SEE IF IT WAS SOMETHING THEY DID FROM THE PRIOR FIX AND IN TURN IT WAS A COLLAPSED PIPE NEEDING TO BE FIXED ON THE CITY OF WEST ALLIS SIDE. BETWEEN THE RENTAL OF EQUIPMENT, PROFESSIONAL COMPANY, CLEAN UP OF SEWER WATER AND BOXES RUINED. WE ARE ASKING THE CITY TO REIMBURSE US FOR THE COSTS WE INCURRED DURING THIS TIME. THANK YOU.

Check one:

☑ ..... I am seeking damages at this time (complete Claim Amount section below)
☐ ..... I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: David Badillo Jr Date: 3-2-26

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: $ 580.41

SAVE PRINT

RECEIVED
MAR 02 2026
CITY OF WEST ALLIS

STORE 4902 West Allis
11071 W National Ave
West Allis, WI 53227
(414)329-2400

CONTRACT #: **338431**

DAVID BADILLO
845 S 86TH ST
WEST ALLIS, WI 53214
(414) 882-0375

Rental Center Hours

MON 6A- 8P **TUE** 6A- 8P **WED** 6A- 8P **THU** 6A- 8P **FRI** 6A- 8P **SAT** 6A- 8P **SUN** 8A- 8P

RENTAL DURATION	DUE BACK	FOR ASSISTANCE CALL
3 Hours and 52 Minutes	Feb. 15 @ 5:15pm	(414)329-2400

Deposit Trans: Register #: 90 Transaction #: 52986 Date: 02/15/26 eDeposit #: 490226021507323133384319 3

Customer Name: DAVID BADILLO

Date Out: 02/15/2026 - 1:23 PM
Date Due: 02/15/2026 - 5:15 PM
Date In:

Rental ID	Item Description	Amount
04-485-08053	**Drain Cleaner 100' x 3/4"**	**$64.00**
	To learn how to safely operate your rental equipment, visit: https://smrtacs.co/2yRZPSz	

Rental Period	
3 Hours And 52 Minutes	**$64.00**
Damage Protection	**$9.60**
Taxes	
Sales Tax	**$4.35**
Estimated Total	**$77.95**
Deposit - PAID	**$200.00**
Due on Return	**-$122.05**

SAFETY MESSAGE

Do not force snake cable into drain. Gradually feed and rotate snake cable into drain. Application of excessive force can cause snake cable to break.

Do not exceed rated capacity of unit.

$155.90

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

1. **If I do not return this equipment by the scheduled end date, I agree to a weekly recurring charge of $368.00, until all tools have been returned, or a maximum rental charge of $2,825.60 plus applicable taxes have been recovered. In addition, I understand that misrepresentation or failure to return equipment can lead to prosecution.**
2. **I have been offered operating manuals on the rental equipment.**
3. **A cleaning fee of up to $50.00 will be assessed if equipment is not returned clean.**

X _____
Signature

02/15/2026
Date

STORE 4902 West Allis
11071 W National Ave
West Allis, WI 53227
(414)329-2400

Rental Center Hours

MON 6A- 8P **TUE** 6A- 8P **WED** 6A- 8P **THU** 6A- 8P **FRI** 6A- 8P **SAT** 6A- 8P **SUN** 8A- 8P

CONTRACT #: **338431**
Status: CLOSED

DAVID BADILLO
845 S 86TH ST
WEST ALLIS, WI 53214
(414) 882-0375

ACTUAL DURATION
4 Hours, 31 Minutes

Deposit Trans: Register #: 90 Transaction #: 52986 Date: 02/15/26 eDeposit #: 490226021507323133384319 3

Refund Trans: Register #: 90 Transaction #: 53331 Date: 02/15/26 eDeposit #: 490226021507323133384319 3

Customer Name: DAVID BADILLO

Date Out: 02/15/2026 - 1:23 PM
Date Due: 02/15/2026 - 5:15 PM
Date In: 02/15/2026 - 5:55 PM

Tool Description	Charges	Amount
Drain Cleaner 100' x 3/4" (04-485-08053)	Tool Rental Fee	$80.00
	Price Adjustment	- $16.00
IN	SubTotal	$64.00

Rental Subtotal	$64.00
Damage Protection*	$9.60
Sales Tax	$4.34
Contract Total	**$77.94**
Deposit - PAID 02/15/26 (VISA ending 7941)	$200.00
Balance Returned (VISA ending 7941)	**-$122.06**
Outstanding Balance	$0.00

* 15% of Rental Subtotal if applicable.

RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to ensure our customers to get the lowest rates possible for the time they had the tool.

$ COST
$155.90

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

SEWER NINJAS
NO DIG SEWER REPAIR

3435 N 127th
Brookfield, WI 53005

Invoice 102224639
Invoice Date 2/16/2026
Completed Date 2/16/2026
Due Date 2/16/2026

Billing Address
David Badillo
845 s 86th st
west allis, WI 53214 USA

Job Address
David Badillo
845 s 86th st
west allis, WI 53214 USA

Description of work

Snake stuck in the forward cleanout. Tried to pull it out through the basement window with a car and broke the window. Watermain break in front of the house last month and that is when the backups started. Home all day, call when en route. Scope what is possible to address cutting the snake out with the IMS or winching with tripod.

Service #	Description	Quantity
VID0-20	Tier 1 locations are in Milwaukee, Waukesha, Dane & Rock Counties. Sewer Line Video Inspection, Evaluation and Diagnostic Includes recorded video inspection (may require professional cleaning for an added fee) Online Bookings will be confirmed by office staff with a phone call and are subject to change depending on Sewer Ninjas Schedule. ,Äî Sign up for SMS: By submitting this form, you agree to receive transaction messages from Sewer Ninjas. Text and data rates may apply. Reply UNSUBSCRIBE to stop or HELP for help. View T&Cs - https://sewerninjas.com/terms-and-conditions/	1.00

Sub-Total	$350.00
Tax	$0.00
Total	$350.00
Payment	$0.00
Balance Due	$350.00

Thank you for choosing Sewer Ninjas.

SEWER NINJAS
NO DIG SEWER REPAIR

3435 N 127th
Brookfield, WI 53005

Invoice 102224639
Invoice Date 2/16/2026
Completed Date 2/16/2026
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Service #	Description	Quantity
VID0-20	Tier 1 locations are in Milwaukee, Waukesha, Dane & Rock Counties. Sewer Line Video Inspection, Evaluation and Diagnostic Includes recorded video inspection (may require professional cleaning for an added fee) Online Bookings will be confirmed by office staff with a phone call and are subject to change depending on Sewer Ninjas Schedule. ,Äî Sign up for SMS: By submitting this form, you agree to receive transaction messages from Sewer Ninjas. Text and data rates may apply. Reply UNSUBSCRIBE to stop or HELP for help. View T&Cs - https://sewerninjas.com/terms-and-conditions/	1.00

Paid On	Type	Memo	Amount
2/17/2026	MasterCard		$350.00

Sub-Total	$350.00
Tax	$0.00
Total	$350.00
Payment	$350.00
Balance Due	$0.00

Thank you for choosing Sewer Ninjas.

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQXDFH32RX

Walmart

WM Supercenter
414-529-0455 Mgr. TRENTON
10600 W LAYTON AVE
GREENFIELD WI 53228
ST# 01394 OP# 003688 TE# 19 TR# 04851

ITEMS SOLD 27
TC# 9937 4746 1569 6293 0391 8

GVDISNFCT225	078742030000		9.97 X
LDS CL 12.5	019200741860		6.27 X
GV LS REG 43	078742331500		3.12 X
CASC PLAT	030772157850		4.94 X
SPKL 2D TAS	030400222720		3.38 X
GV 2PK	194346256240		1.98 X
EA 206 BROO	071736002060		11.46 X
PANTENE	080878195900		8.47 X
GV ELBOW 16	078742209970	F	0.98 N
GV 46SV LEM	078742232400	F	3.74 P
NATH SKN FRA	888313914990	F	5.24 N
MAY BROW	041554572320		8.12 X
PRG CRM CHED	051000292690	F	2.48 N
MPL SSG LINK	078742127640	F	2.42 N
VELV CHS SCE	021000044420	F	3.28 N
KNORR RICE	041000022690	F	1.24 N
KNORR RICE	041000022690	F	1.24 N
BROC/CAULI M	078742237430	F	1.16 N
CRAB FLK 16	079296905130	F	3.97 N
PEAS CARRO	078742237380	F	0.98 N
CRESCENT ROL	018000004010	F	2.97 N
64 MTS ZE AJ	014800009770	F	
1.000 oz @ 1 oz /3.00			3.00 N
BANANAS	717524111120	F	
1.790 lb. @ 1 lb. /0.50			0.90 N
OREO GLDN	044000060120	F	3.96 N
LD STAW BR 4	850034580180	F	3.97 N
EGGS 18CT	078742127080	F	2.92 N
RINSE MOP	810020411820		49.96 X

	SUBTOTAL	152.12
TAX1	5.9000 %	6.57
TAX4	0.5000 %	0.02
	TOTAL	158.71
	DEBIT TEND	158.71
	CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY

Floor Disinfectant
Bleach
Broom
Mop
Total $74.51 cleaning supplies

02-12-2026 TMS

FILED
01-27-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV000649
Honorable Paul R Van Grunsven-09
Branch 09

STATE OF WISCONSIN **CIRCUIT COURT** **MILWAUKEE**

WILMINGTON SAVINGS FUND SOCIETY vs. EAST TOWN MANAGEMENT, LLC et al

Electronic Filing Notice

Case No. 2026CV000649
Class Code: Foreclosure of Mortgage

CITY OF WEST ALLIS
7525 WEST GREENFIELD AVENUE
MILWAUKEE WI 53214

RECEIVED
FEB 12 2026
WEST ALLIS
CITY ATTORNEY

Case number 2026CV000649 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at **http://efiling.wicourts.gov/** and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 0dd8b3

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: January 27, 2026

UNREDACTED

FILED
01-27-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV000649
Honorable Paul R Van Grunsven-09
Branch 09

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-2

C/O Lima One Capital
201 East McBee Avenue, Suite 300
Greenville, SC 29601

Plaintiff,

vs.

SUMMONS

CASE NO.

CASE CODE: 30404
(Foreclosure of Mortgage)
The Amount claimed exceeds $10,000.00

EAST TOWN MANAGEMENT, LLC
C/O CHRIS KNIGHT, R.A.
13500 WATERTOWN PLAN RD STE 101
ELM GROVE WI 53122

CITY OF MILWAUKEE
200 EAST WELLS STREET
MILWAUKEE, WI 53202

CITY OF WEST ALLIS
7525 WEST GREENFIELD AVENUE
WEST ALLIS, WI 53214

THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION
C/O GERALD J. MAYHEW, R.A.
12750 WEST NORTH AVENUE
BROOKFIELD WI 53005

EAGLES MOVERS, INC.
C/O THOMAS ANTHONY BRITTAIN, R.A.
929 W BRUCE ST
MILWAUKEE WI 53204

WADINA FAMILY TRUST
10936 N. PORT WASHINGTON RD. #317
MEQUON, WI 53092

6980-222088

SAFE HOUSE PROPERTY MANAGEMENT, LLC
C/O RESIDENT AGENTS, INC., R.A.
2800 E. ENTERPRISE AVE., STE. 333
APPLETON WI 54913

Defendants.

THE STATE OF WISCONSIN
To each person named above as a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance agency), you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statues. The answer must be sent or delivered to the court, whose address is:

Milwaukee County Clerk of Circuit Court
901 N 9th St., Room 104
Milwaukee, WI 53233

And to the plaintiff's attorney, whose address is:
Diaz Anselmo & Associates, P.A.
P.O. BOX 19519
Fort Lauderdale, FL 33318

You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance agency), the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment

awarding money may become a lien against any real estate you own now or in the future and may also be enforced by garnishment or seizure of property.

Dated this 26th day of January, 2026.

Respectfully submitted,

Scott D. Nabke
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallegal.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that Diaz Anselmo & Associates, P.A. is deemed to be a debt collector and any information obtained may be used for that purpose.

6980-222088

METRO MILWAUKEE FORECLOSURE MEDIATION

Notice of Availability of Mediation

What is the foreclosure mediation program?
Milwaukee County's foreclosure mediation program is administered by the Metro Milwaukee Mediation Program and is part of the Wisconsin Foreclosure Mediation Network. This Network receives support from your local courts.

The Program is available to assist homeowners facing a mortgage foreclosure action in Milwaukee County. Mediation is a confidential and voluntary process where you and the lender seeking to foreclose on your home may discuss ways to resolve your foreclosure case, including reinstatement of the loan and possible modification of the loan terms.

The Program is available to parties to a first or second mortgage foreclosure action involving a one-four family residential property. You need not reside in the property, but you may not own more than four other rental properties. In addition, the action must be pending in Milwaukee County. Vacation properties or "seasonal homes" are not eligible, nor are homes under bankruptcy protection.

How does the homeowner request foreclosure mediation?
Along with this notice, you have also received the Mediation Request Form. This form is also available through the Court's website at http://County.Milwaukee.gov/Courts and the Metro Milwaukee Foreclosure Mediation website at http://www.MediateMilwaukee.com. You should complete and send your request form to the program within 30 days of receiving the summons, but if that date has passed, you can still make a late request, as mediation might still be a possibility.

Within two business days of receiving the Request Form, the Program Administrator will refer a documents specialist or housing counselor to you via mail or email. Your second step is to contact your documents specialist or housing counselor to set up a meeting for the purpose of compiling a complete loan modification application. The documents specialist / housing counselor sends the loan modification application directly to the Program Administrator. Your third step is to pay the mediation fee of $200 by check, money order or credit card payment.

After you have completed all three mediation request steps, the Program Administrator will notify your lender to request their participation, seeking a response within 10 business days. Your Lender's non-refundable mediation fee of $600 is due at the time of their consent.

Is participation in mediation required?
Participation is voluntary for the homeowner/borrower and lender. Sometimes, lenders will choose not to participate in mediation. Some reasons lenders may not participate include situations when prior refinances or modifications didn't work out.

WISCONSIN FORECLOSURE MEDIATION NETWORK

6980-222088

While entry into the Foreclosure Mediation Program is voluntary for both parties, by consenting, the parties agree to abide by the process set forth in the court's local rules or directives.

If the Lender declines the invitation to mediate, the Program Administrator will refund $150 of your mediation fee. The remaining $50 is non-refundable and used to offset program administrative costs.

How can the Housing Counselor help?
In order to increase the chance of success at mediation, you are matched with a documents specialist / housing counselor in your area. The documents specialist or housing counselor will assist you in compiling all the documents your Lender will need in order to proceed with mediation. **It is crucial that you provide them all the items they request.** Housing counselors are specially trained and certified to go over financial information with you, and to discuss programs that may be available to avoid foreclosure.

What does mediation cost?
There is no cost to request mediation or to work with a documents specialist or housing counselor. You and your lender must each pay the non-refundable mediation fee before the case can be scheduled for mediation. Your portion of the fee is $200. Credit card payments are accepted by telephone at 414-939-8800 or you may mail a check or money order to the Metro Milwaukee Foreclosure Mediation Program at P.O. Box 633, Milwaukee, WI 53201.

Does the foreclosure stop during the mediation process?
Even after applying for mediation, you are required to comply with all mandatory deadlines set by the court, including the time to answer the Complaint. Please read the Summons and Complaint *carefully* and make sure you understand your rights and the time period for filing an Answer or Responsive Pleading. If you do not file an Answer or Responsive Pleading, the court may grant judgment against you and you may lose your right to object to anything that you disagree with in the Complaint.

Do you need a lawyer to participate in the mediation program?
While everyone is always strongly encouraged to consult with an attorney, you are not required to be represented by an attorney. You may contact the statewide Lawyer Referral and Information Service at (800) 362-9082 to obtain the names of attorneys who may be able to assist you. If you are working with a lawyer, please notify the Program Administrator of their name and contact information.

Who must attend the mediation session?
The mediation session must be attended in person by all homeowners who signed the note. All attorneys must also attend in person or by video conference, if available. The loan servicer will attend by telephone. Either party may have other support persons such as attorneys, loan officers and tax advisers attend, or participate by phone.

Where can I find additional foreclosure resources?
More information on resources for homeowners facing foreclosure is available at www.mediatewisconsin.com.

Rev. 2/2016

WISCONSIN FORECLOSURE MEDIATION NETWORK

6980-222088

Milwaukee County Mediation Request Form

Within 30 days from the date you received the foreclosure Summons, complete this Request Form and return it to the Metro Milwaukee Foreclosure Mediation Program by:

Mail: Metro Milwaukee Foreclosure Mediation Program (MMFMP), P.O. Box 633, Milwaukee, WI 53201
Phone: (414) 939-8800 **Fax:** (414) 939-8803
Email: apply@mediatemilwaukee.com
Online: www.mediatemilwaukee.com

METRO MILWAUKEE FORECLOSURE MEDIATION

WISCONSIN FORECLOSURE MEDIATION NETWORK

Name of all Homeowner(s) (who has title):

Name of all Borrowers(s) (who signed the loan):

Full Property Address: Street: City: Zip:

Mailing Address (if different): Street: City: Zip:

Number of units you own at property location:

E-mail address:

We prefer to use e-mail as our main way to contact you. Is that acceptable? ☐ Yes ☐ No

Home Phone: Work Phone:

Cell Phone: Alternate Phone:

Best phone to reach you during the day? ☐ Home ☐ Work ☐ Cell ☐ Alternate

Name of Lender/Plaintiff in your case:

Name of Servicer (you make your mortgage payment to them):

Name of County where this home is located:

Case Number (located on your Summons): 20 CV

Date you received the Summons and Complaint:

Is this property your primary residence? ☐ Yes ☐ No

Do you own the property? ☐ Yes ☐ No

Did you sign the Mortgage Note? ☐ Yes ☐ No

Have you started a bankruptcy that is still ongoing? ☐ Yes ☐ No

Does an attorney represent you for your foreclosure? ☐ Yes ☐ No

If yes, attorney's name: Attorney's e-mail address:

Continued on page 2

The Metro Milwaukee Foreclosure Mediation Program is administered by Metro Milwaukee Mediation Services, Inc. with support from the Milwaukee County Clerk of Courts and the City of Milwaukee.

Have you met with a housing counselor? ☐ Yes ☐ No If yes, with whom have you met?

If English is not your primary language, will you bring an interpreter to the mediation? ☐ Yes ☐ No

Have you received a prior loan modification for this property? ☐ Yes ☐ No

How did you hear about the Metro Milwaukee Foreclosure Mediation Program?

☐ Colored forms attached to the Summons (pink, yellow, or green)

☐ Website (which one):

☐ Housing Counselor (name):

☐ Radio announcement (which one):

☐ Hotline (which one):

☐ Other (please explain):

Authorization for Research and Evaluation. The Metro Milwaukee Foreclosure Mediation Program is operated by Metro Milwaukee Mediation Services, Inc. MMFMP will share your contact or financial information only with program partners, such as your HUD certified housing counselor, your attorney, or your lender's representatives. We also compile anonymous aggregate case file or results information for the purpose of evaluating our services, gathering valuable research information, designing future programs and engaging in academic research, analysis and publication. I consent to the use of my information for these purposes. I also authorize my servicer to disclose all information and supply any documents that relate to the loan which is described in this Request to the Mediation Program through a program designated online Portal.

I also certify that I am the owner of the property that is subject to this foreclosure action.

Property Owner's Signature

Date

PLEASE NOTE: You are not "in mediation" until you have completed all three steps below. Once you have fully completed all three steps, you will be considered "in mediation."

Step 1:	Step 2:	Step 3:
Within 30 days from the date you received the foreclosure Summons, complete the attached Request form and return it to the Metro Milwaukee Foreclosure Mediation Program.: **Mail:** Metro Milwaukee Foreclosure Mediation Program (MMFMP), P.O. Box 633, Milwaukee, WI 53201 **Phone:** (414) 939-8800 **Fax:** (414) 939-8803 **Email:** apply@mediatemilwaukee.com **Online:** www.mediatemilwaukee.com **You have Completed Step 1.** If you are deemed eligible for mediation, you will receive the name of your housing counselor within two (2) business days.	Call and meet with your assigned housing counselor and help them put together a complete financial package. Promptly collect and deliver to them all of the items they request. This step is critical. This should be done within two (2) weeks or sooner.	Pay to the Metro Milwaukee Foreclosure Mediation Program the Mediation Request fee of $200 (for Milwaukee County residents) by check or money order, or to make a credit or debit card payment, call: (414) 939-8800. Please contact us directly to discuss installment payments if you are unable to pay the $200 as a lump sum.

Submit by Email

WISCONSIN FORECLOSURE MEDIATION NETWORK

Print Form

The Metro Milwaukee Foreclosure Mediation Program is administered by Metro Milwaukee Mediation Services, Inc. with support from the Milwaukee County Clerk of Courts and the City of Milwaukee.

6980-222088

FILED
01-27-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV000649
Honorable Paul R Van Grunsven-09
Branch 09

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VERUS SECURITIZATION TRUST 2021-2
C/O Lima One Capital
201 East McBee Avenue, Suite 300
Greenville, SC 29601

Plaintiff,

vs.

COMPLAINT

CASE NO.

CASE CODE: 30404
(Foreclosure of Mortgage)
The Amount claimed exceeds $10,000.00

EAST TOWN MANAGEMENT, LLC
C/O CHRIS KNIGHT, R.A.
13500 WATERTOWN PLAN RD STE 101
ELM GROVE WI 53122

CITY OF MILWAUKEE
200 EAST WELLS STREET
MILWAUKEE, WI 53202

CITY OF WEST ALLIS
7525 WEST GREENFIELD AVENUE
WEST ALLIS, WI 53214

THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION
C/O GERALD J. MAYHEW, R.A.
12750 WEST NORTH AVENUE
BROOKFIELD WI 53005

EAGLES MOVERS, INC.
C/O THOMAS ANTHONY BRITTAIN, R.A.
929 W BRUCE ST
MILWAUKEE WI 53204

WADINA FAMILY TRUST
10936 N. PORT WASHINGTON RD. #317
MEQUON, WI 53092

6980-222088

SAFE HOUSE PROPERTY MANAGEMENT, LLC
C/O RESIDENT AGENTS, INC., R.A.
2800 E. ENTERPRISE AVE., STE. 333
APPLETON WI 54913

Defendants.

Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2021-2, by and through its counsel, for its complaint against the named Defendants pleads as follows:

COUNT I – FORECLOSURE

1. Plaintiff is the holder of a Note executed by EAST TOWN MANAGEMETN, LLC, dated July 28, 2020, in the original sum of $125,000.00, in favor of LIMA ONE CAPITAL, LLC. A true copy of said Note is attached hereto and incorporated herein as Exhibit "A."

2. To secure said Note, EAST TOWN MANAGEMENT, LLC executed a Mortgage to LIMA ONE CAPITAL, LLC dated July 28, 2020, and recorded on July 30, 2020, as Document No. 11004371. A true copy of said Mortgage is attached hereto and incorporated herein as Exhibit "B.".

3. To secure said Note, EAST TOWN MANAGEMENT. LLC also executed a Collateral Assignment of Leases and Rents to LIMA ONE CAPITAL, LLC dated July 28, 2020, and recorded on July 30, 2020, as Document No. 11004372. A true copy of said Collateral Assignment of Leases and Rents is attached hereto and incorporated herein as Exhibit "C."

4. The Note and Mortgage were modified pursuant to the terms of a confirmed Chapter 11 bankruptcy plan in case number 24-20856 in the Eastern District of Wisconsin. A true copy of the Chapter 11 bankruptcy plan is attached here and incorporated herein as Exhibit "D".

5. That this foreclosure action brought pursuant to Chapter 846 of the Wisconsin Statutes involves mortgaged real estate located in Milwaukee County, Wisconsin, and legally described as follows:

LOT 14, IN BLOCK 13, IN HAMM'S (P&J) SUBDIVISION NO. 1, PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

Commonly known as: 2510 W JUNEAU AVENUE, MILWAUKEE, WI 53233

TAX ID No.: 364-0601-000

6. EAST TOWN MANAGEMENT, LLC is currently the owner of record of the mortgaged real estate.

7. EAST TOWN MANAGEMENT, LLC defaulted under the terms of the modified Note and Mortgage by failing to pay the payment due July 10, 2025 and all subsequent payments. As of June 10, 2025 there was due and owing to Plaintiff under the terms of the modified Note and Mortgage, the modified principal sum of $125,000.00, plus interest at the rate of 7.00000% per annum, late charges, and other charges, and therefore, the total amount due to the Plaintiff is not calculated herein.

8. Plaintiff has declared the Note and Mortgage immediately due and payable by reason of the default in payments required by the Note and has directed foreclosure proceedings be instituted.

9. All conditions precedent to the commencement of this action are satisfied.

10. The subject property consists of 20 acres or less; with one to four family residences thereon. Upon information and belief, the subject property is owner occupied and has not been abandoned by the defendants.

11. Plaintiff hereby elects to proceed with foreclosure with a six month period of redemption, pursuant to Wis. Stat. Sec. 846.10, waiving judgment for any deficiency against every party who is personally liable for the debt, and to consent that the owner, unless he or she abandons the property, may remain in possession and be entitled to all rents and profits therefrom to the date of confirmation of the sale by the court. Plaintiff reserves the right to proceed with a foreclosure pursuant to Section 846.102 in the event that the property is determined to be abandoned

12. Defendant(s), EAST TOWN MANAGEMENT, LLC, may claim an ownership interest in or lien upon the subject property arising from a QUIT CLAIM DEED recorded as Instrument number 11004370, of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

13. Defendant(s), CITY OF MILWAUKEE, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on April 22, 2025 in Case No. 2025TJ000288 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on May 13, 2025 in Case No. 2025TJ000344 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on July 22, 2025 in Case No. 2025TJ000527 against EAST TOWN MANAGEMENT LLC, and from a claim of lien, docketed on September 9, 2025 in Case No. 2025TJ000687 against EAST TOWN MANAGEMENT LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

14. Defendant(s), CITY OF WEST ALLIS, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on August 18, 2025 in Case No. 2025TJ000646 against EAST TOWN MANAGEMENT LLC of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

15. Defendant(s), THE WOODLANDS CONDOMINIUM HOMEOWNERS ASSOCIATION, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on February 27, 2023 in Case No. 2023CO000083 against EAST TOWN MANAGEMENT LLC, of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

16. Defendant(s), EAGLES MOVERS, INC., may claim some interest in or lien upon the subject property arising from the claim of lien docketed on January 30, 2024 in Case No. 2023SC008332 against CHRIS KNIGHT of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

17. Defendant(s), WADINA FAMILY TRUST, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on March 6, 2024 in Case No. 2023SC030876 against CHRIS KNIGHT of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

18. Defendant(s), SAFE HOUSE PROPERTY MANAGEMENT, LLC, may claim some interest in or lien upon the subject property arising from the claim of lien docketed on March 6, 2024 in Case No. 2023SC030876 against CHRIS KNIGHT of the Public Records of Milwaukee County, Wisconsin. This interest is inferior to Plaintiff's mortgage.

REQUEST FOR RELIEF

WHEREFORE, Plaintiff requests the following relief:

A. For the foreclosure and sale of the premises in accordance with the provisions of Chapter 846 of the Wisconsin Statutes, with the foreclosure sale to be held after the expiration of six months from the date the Judgment is entered. The Plaintiff expressly waives its right to obtain a deficiency judgment against any defendant in this action;

B. That the amounts due to Plaintiff for principal, interest, taxes, insurance, and costs of suit and attorney's fees be determined;

C. That the Judgment provide the Defendants and all persons claiming under them be barred and foreclosed from all rights, title, and interests in said premises, except that right to redeem as provided by law;

D. That the premises be sold for payment of the amount due to the Plaintiff, together with interest, reasonable attorney fees and costs, costs of sale and any advances made for the benefit and preservation of the premises until confirmation of sale;

E. That Defendants, Occupants, and all persons claiming under them, be enjoined from committing waste or doing any act that may impair the value of the mortgaged premises during the pendency of this action;

F. That the Plaintiff may take all necessary steps to secure and winterize the subject property in the event it is abandoned by the Defendants and becomes unoccupied during the redemption period or until such time as this matter is concluded;

and

G. That Plaintiff have such other and further judgment order or relief as may be just and equitable.

Dated this 26th day of January, 2026

Respectfully submitted,

Scott D. Nabke
Bar No.: 1037979
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
P.O. BOX 19519
Fort Lauderdale, FL 33318
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answersms@dallegal.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that Diaz Anselmo & Associates, P.A. is deemed to be a debt collector and any information obtained may be used for that purpose.

6980-222088

EXHIBIT "A"

East Town Management, LLC
$245,000.00
July 28, 2020

COMMERCIAL PROMISSORY NOTE

FOR VALUE RECEIVED, the undersigned, **East Town Management, LLC,** a **Wisconsin Limited Liability Company** having an address at **1600 Longwood Avenue, Elm Grove, WI 53122** ("Maker"), promises to pay to the order of **Lima One Capital, LLC, a Georgia Limited Liability Company** at its principal place of business at **201 East McBee Avenue Suite 300, Greenville, SC 29601** ("Lender"), or at such other place as the holder hereof may designate, the principal sum of up to **$245,000.00** ("Principal Amount"), together with all taxes assessed upon this Note and together with any costs, expenses, and reasonable attorneys' fees incurred in the collection of this Note or in protecting, maintaining, or enforcing its security interest or any mortgage securing this Note or upon any litigation or controversy affecting this Note or the security given therefor, including, without limitation, proceedings under the Federal Bankruptcy Code and all other Expenses (as defined in the Mortgage) (all capitalized terms used herein but not defined herein shall have the meaning set forth in the Loan Agreement of even date hereof).

1. **Payments.** Principal and interest hereunder shall be payable as follows:

A. From the date hereof, interest on the Principal Amount of this Note shall accrue at the rate of **7.90%** per annum, for the period from the date hereof (the "Closing Date") to and including **July 31, 2020** and shall be payable at the closing of the Loan.

B. Maker shall pay interest on the Principal Amount for the period commencing on the Closing Date to and including **July 31, 2020**. Commencing on **09/10/2020**, and on the 10th day of each month thereafter, until loan maturity, Maker shall make monthly payment of principal and interest on the Principal Amount, with said payments being in an amount amortized so that the Principal Amount is repaid by **August 1, 2050** (the "Maturity Date"). The amount of each monthly installment of principal and interest shall be **$1,780.67**. Maker acknowledges that it must repay the entire Principal Amount, together with all accrued and unpaid interest thereon, on the Maturity Date.

C. Interest on the Principal Amount, which shall continue to be paid until an Event of Default (as defined below) or full repayment of the Loan, whichever is earlier, shall be fixed as of the Closing Date at **7.90%**

D. If not sooner paid, the Principal Amount of this Note, together accrued interest and with all other sums due hereunder, shall be due and payable in full on the Maturity Date. It is understood and agreed by Maker that if sufficient payments of principal have not been made, a balloon payment will be due on the Maturity Date.

E. All payments received will be credited first to late charges and costs hereunder, then to interest accrued at the applicable interest rate hereinafter set forth, with the balance on account of principal.

F. At no time shall the interest rate exceed the maximum rate permitted by the usury statutes governing this Note, if any. If, by application of the above interest rate formula, the interest rate would exceed and violate such usury statutes, interest shall accrue at the maximum rate as contemplated in Section 16 below.

2. Closing and Loan Disbursement. The closing of the Loan and disbursement of the Loan proceeds will be made in accordance with the terms of the Loan Agreement of even date.

3. Security. This Note is secured by a first priority Commercial Mortgage(s) (the "Mortgage(s)") on those certain parcel(s) of real property known as **1931 S 59th Street, West Allis, WI 53219 and 2510 W Juneau Avenue, Milwaukee, WI 53233** being more specifically described in the Loan Agreement and Mortgage(s).

4. Default. If any of the following events occur (which is an "Event of Default"), Lender may declare the entire outstanding principal balance hereof, together with any other amounts that Maker owes to Lender, to be immediately due and payable:

a. Maker fails to pay any installment of principal and/or interest or any other charges due under this Note within ten (10) days after the same becomes due and payable;

b. Maker defaults in any other obligations, liabilities, or indebtedness with Lender (whether now existing or hereafter arising); set forth in the Loan Agreement, Mortgage(s), Assignment(s) of Leases and Rents or other Loan Documents;

c. Maker sells, leases, or otherwise disposes of all or substantially all of its property, assets, or business in violation of the Mortgage and Loan Documents, or if Maker ceases any of its business operations, dissolves, or commences reorganization;

d. Maker makes or takes any action to make a general assignment for the benefit of its creditors or becomes insolvent or has a receiver, custodian, trustee in Bankruptcy, or conservator appointed for it or for substantially all or any of its assets;

e. Maker files or becomes the subject of a petition in Bankruptcy or upon the commencement of any proceeding or action under any Bankruptcy laws, insolvency laws, relief of debtors laws, or any other similar law affecting Maker, provided, however, that Maker shall have sixty (60) days from the filing of any involuntary petition in Bankruptcy to have the same discharged and dismissed;

f. Upon the failure by Maker to observe or perform, or upon default in, any covenants, agreements, or provisions in the Mortgage, Loan Agreement or in any other instrument, document, or agreement, executed and/or delivered in connection herewith or therewith;

g. Any representation or statement made herein or any other representation or statement made or furnished to Lender by Maker was materially incorrect or misleading at the time it was made or furnished;

h. In the event of any material adverse change in the financial condition of Maker or any guarantor of the loan; or

i. The death of any individual obligated for all or any portion of Borrower's obligations under the Loan unless Lender has been provided with a replacement obligor satisfactory to Lender in Lender's sole, non-reviewable judgment within ninety (90) days of the individual's death.

5. Default Rate. After the occurrence of an Event of Default (whether or not the Loan has been accelerated), interest will accrue at the lesser of (i) 18% per annum or (ii) the Maximum Rate (as defined in Section 16 below) allowed by applicable law. Interest will continue to accrue at the default rate after judgment until the Note is paid in full.

6. Leasing Covenant. As of the Closing Date, each Mortgaged Property shall be either (a) leased by Borrower to and occupied by an Eligible Tenant pursuant to an Eligible Lease that is in full force and effect and is not in default in any material respect or (b) in lease ready condition, meaning that the Mortgaged Properties have been cleaned, no

renovations or repairs to the Mortgaged Properties are needed and the Mortgaged Properties is immediately available to be leased to an Eligible Tenant (as further set forth and defined in Section 2.12 of the Loan Agreement).

7. Prepayment. If the prepayment is made on or prior to the sixtieth (60th) Payment Date, other than with respect to a prepayment required by Complete Condemnation, Partial Condemnation and Casualty as defined in the Mortgage, a prepayment premium (the "Prepayment Premium") shall be paid in an amount equal to (i) five percent (5%) of the principal amount prepaid if the date of prepayment is after the Closing Date through and including the twelfth (12th) Payment Date, (ii) four percent (4%) of the principal amount prepaid if the date of prepayment is after the twelfth (12th) Payment Date through and including the twenty-fourth (24th) Payment Date, (iii) three percent (3%) of the principal amount prepaid if the date of prepayment is after the twenty-fourth (24th) Payment Date through and including the thirty-sixth (36th) Payment Date, (iv) two percent (2%) of the principal amount prepaid if the date of prepayment is after the thirty-sixth (36th) Payment Date through and including the forty-eighth (48th) Payment Date and (v) one percent (1%) of the principal amount prepaid if the date of prepayment is after the forty-eighth (48th) Payment Date through and including the sixtieth (60th) Payment Date.

8. Late Charge. It is further agreed that the holder hereof may collect a late charge equal to five percent (5%) of any payment required hereunder including without limitation the final payment, or any other payment required under any security agreement, mortgage, or any other instrument, document, or agreement executed and/or delivered in connection herewith which is not paid within ten (10) days of the due date thereof. This late charge is to cover the extra expenses involved in handling delinquent payments and is not to be construed to cover other costs and attorneys' fees incurred in any action to collect this Note or to foreclose the mortgage securing the same. This provision shall not affect or limit the holder's rights or remedies with respect to any Event of Default.

9. Lien/Set Off. Maker hereby gives the holder hereof a lien and right of set off for all of Maker's liabilities to the holder hereof or Lender upon and against all deposits, credits, and other property of Maker now or hereafter in the possession or control of the holder hereof, or in transit to it, excepting however, funds held in trust by Maker. All payments shall be made in lawful currency of the United States of America in immediately available funds, without abatement, counterclaim, or set-off, and free and clear of, and without any deduction or withholding for, any taxes or other matters.

10. Purpose of Loan. Maker represents and warrants that the proceeds of this Note are to be used solely for business and commercial purposes and not at all for any personal, family, household, or other noncommercial or farming or agricultural purposes. Maker acknowledges that Lender is making this loan to Maker in reliance upon the above representation by Maker. The above representation by Maker will survive the closing of this loan and repayment of amounts due to Lender hereunder.

11. Other Obligations. To the extent that the outstanding balance of this Note is reduced or paid in full by reason of any payment to Lender by an accommodation maker, endorser, or guarantor, and all or any part of such payment is rescinded, avoided, or recovered from Lender for any reason whatsoever, including, without limitation, any proceedings in connection with the insolvency, bankruptcy, or reorganization of the accommodation maker, endorser, or guarantor, the amount of such rescinded, avoided, or returned payment shall be added to or, in the event this Note has been previously paid in full, shall revive the principal balance of this Note upon which interest may be charged at the applicable rate set forth in this Note and shall be considered part of the outstanding balance of this Note and all terms and provisions herein shall thereafter apply to the same.

12. WAIVER. MAKER (AND EACH AND EVERY ENDORSER, GUARANTOR, AND SURETY OF THIS NOTE) ACKNOWLEDGES THAT THE LOAN EVIDENCED BY THIS NOTE IS A COMMERCIAL TRANSACTION, AND HEREBY VOLUNTARILY AND KNOWINGLY WAIVES THE RIGHT TO NOTICE AND HEARING UNDER APPLICABLE South Carolina GENERAL STATUTES, OR ANY SUCCESSOR STATUTE OF SIMILAR IMPORT, WITH RESPECT TO ANY PREJUDGMENT REMEDY AS DEFINED THEREIN, AND FURTHER WAIVES DILIGENCE, DEMAND, PRESENTMENT FOR PAYMENT, NOTICE OF NONPAYMENT, PROTEST AND NOTICE OF PROTEST AND NOTICE OF ANY RENEWALS OR EXTENSIONS OF THIS NOTE, AND ALL RIGHTS UNDER ANY STATUTE OF LIMITATIONS, AND AGREES THAT THE TIME FOR PAYMENT OF THIS NOTE MAY BE CHANGED AND EXTENDED AS PROVIDED IN SAID MORTGAGE OR ANY SECURITY AGREEMENT, WITHOUT IMPAIRING MAKER'S LIABILITY THEREON, AND FURTHER CONSENTS TO THE RELEASE OF ALL OR ANY PART OF THE

SECURITY FOR THE PAYMENT HEREOF, OR THE RELEASE OF ANY PARTY LIABLE FOR THIS OBLIGATION WITHOUT AFFECTING THE LIABILITY OF THE OTHER PARTIES HERETO. ANY DELAY ON THE PART OF THE HOLDER HEREOF IN EXERCISING ANY RIGHT HEREUNDER SHALL NOT OPERATE AS A WAIVER OF ANY SUCH RIGHT, AND ANY WAIVER GRANTED FOR ONE OCCASION SHALL NOT OPERATE AS A WAIVER IN THE EVENT OF ANY SUBSEQUENT DEFAULT. MAKER FURTHER WAIVES TRIAL BY JURY AND ACKNOWLEDGES THAT IT MAKES THIS WAIVER KNOWINGLY, VOLUNTARILY, AND ONLY AFTER CONSIDERATION OF THE RAMIFICATIONS OF THE WAIVER BY ITS ATTORNEY.

13. Binding Effect. This Note shall be binding on Maker, its successors and assigns and shall inure to the benefit of Lender, any holder hereof, its successors and assigns.

14. Governing Law. This Note shall be governed by, and construed in accordance with, the laws of the State of **South Carolina**. The Maker acknowledges and agrees that the transaction evidenced by this Note was negotiated and accepted in the State of **South Carolina** and the performance of the obligations hereunder shall be deemed to be performed in the State of **South Carolina**.

15. Joint and Several. Should this Note be signed by more than one Maker, references in this Note to Maker in the singular shall include the plural and all obligations herein contained shall be joint and several of each signer hereof.

16. Maximum Rate. Notwithstanding anything to the contrary contained herein, under no circumstances shall the aggregate amount paid or agreed to be paid hereunder exceed the highest lawful rate permitted under applicable usury law (the "Maximum Rate") and the payment obligations of Maker under this Note are hereby limited accordingly. If under any circumstances, whether by reason of advancement or acceleration of the maturity of the unpaid principal balance hereof or otherwise, the aggregate amounts paid on this Note shall include amounts which by law are deemed interest and which would exceed the Maximum Rate, Maker stipulates that payment and collection of such excess amounts shall have been and will be deemed to have been the result of a mistake on the part of both Maker and the holder of this Note, and the party receiving such excess payments shall promptly credit such excess (to the extent only of such payments in excess of the Maximum Rate) against the unpaid principal balance hereof and any portion of such excess payments not capable of being so credited shall be refunded to Maker.

17. Rights Cumulative. The rights and remedies of Lender shall be cumulative and not in the alternative, and shall include all rights and remedies granted herein, in any document referred to herein or executed and/or delivered in connection herewith, and under all applicable laws, and the exercise of any one or more of them will not be a waiver of any other.

18. Severability. If any term, clause, or provision hereof shall be adjudged to be invalid or unenforceable by a court of appropriate jurisdiction, the validity and enforceability of the remainder shall not affected thereby and each such term, clause, or provision shall be valid and enforceable to the fullest extent permitted by law.

[Signatures Commence on Next Page]

IN WITNESS WHEREOF, the undersigned have executed this Commercial Promissory Note on **July 28, 2020.**

Borrower: East Town Management, LLC,
a Wisconsin Limited Liability Company

By: Christopher E. Knight, Member

State of Wisconsin

County of Waukesha

On this, the 28th of **July 2020** before me, the undersigned, personally appeared, **Christopher E. Knight, Member** of **East Town Management, LLC** known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]



Notary Public

Gail T. Wisniewski

Print Name

7/20/2024

My Commission Expires

ALLONGE TO PROMISSORY NOTE

BORROWER: East Town Management, LLC
DATE OF NOTE: July 28, 2020
PROPERTY ADDRESS: 1931 S 59th St West Allis, WI 53219 and
2510 W Juneau Avenue, Milwaukee, WI 53233
ORIGINAL LOAN AMOUNT: $245,000

PAY TO THE ORDER OF:

WITHOUT RECOURSE

LIMA ONE CAPITAL, LLC

Annabelle Dickerson, Post Closing Manager

Ref: [redacted]

EXHIBIT "B"

DOC # 11004371
RECORDED
07/30/2020 01:36 PM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

Document Number

COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

Document Name

Recording Area

Name and Return Address
Lima One Capital, LLC
201 E McBee Ave, Ste 300
Greenville SC 29601

4550088000 & 3640601000
Parcel Identification Number (PIN)

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: [Enter Data]
WRDS Rev. 12/22/2010

Doc Yr: 2020 Doc# 11004371 Page# 1 of 23

Requested By: venkatesulu.c, Printed: 9/13/2025 5:13 AM

Doc: WIMILW:11004371~55079

LICENSED TO PROPERTY INSIGHT - VALID FOR SEC PURPOSES ONLY - NOT FOR RESALE IN BULK - COM

After Recording Return to:

Lima One Capital, LLC
201 East McBee Avenue Suite 300,
Greenville, SC 29601

East Town Management, LLC
$245,000.00
July 28, 2020

COMMERCIAL MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

KNOW ALL MEN BY THESE PRESENTS that **East Town Management, LLC,** a **Wisconsin Limited Liability Company** having an office at **1600 Longwood Avenue, Elm Grove, WI 53122** ("Mortgagor" or "Borrower", as the case maybe), for the consideration of **$245,000.00** and other good and valuable consideration, received to its full satisfaction from **Lima One Capital, LLC, a Limited Liability Company** with its principal place of business at **201 East McBee Avenue Suite 300, Greenville, SC 29601** ("Mortgagee" or "Lender", as the case maybe) does hereby give, grant, bargain, sell, and confirm unto the said Mortgagee, its successors and assigns forever, the following:

(A) All right, title and interest in and to each of those premises more particularly described in **SCHEDULE 1** (collectively, the "Premises") which is attached hereto and made a part hereof;

(B) TOGETHER WITH **(1)** all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Premises, and **(2)** all building materials, supplies and other property stored at or delivered to the Premises or any other location for incorporation into the improvements located or to be located on the Premises, and all fixtures, machinery, appliances, equipment, furniture and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in or on, or attached to, and used or intended to be used in connection with, or with the operation of, or the occupancy of, the Premises, buildings, structures or other improvements, or in connection with any construction being conducted or which may be conducted thereon, and owned by Mortgagor, and all extensions, additions, improvements, betterments, renewals, substitutions and replacements to any of the foregoing, and all of the right, title and interest of Mortgagor in and to such personal property which, to the fullest extent permitted by law, shall be conclusively deemed fixtures and a part of the real property encumbered hereby (the "Improvements");

(C) TOGETHER WITH **(1)** all estate, right, title and interest of Mortgagor, of whatever character, whether now owned or hereafter acquired, in and to **(a)** all streets, roads and public places, open or proposed, in front of or adjoining the Premises, and the land lying in the bed of such streets, roads and public places, and **(b)** all other sidewalks, alleys, ways, passages, strips and gores of land adjoining or used or intended to be used in connection with any of the property described in **paragraphs (A) and (B)** hereof, or any part thereof; and **(2)** all water courses, water rights, easements, rights-of-way and rights of use or passage, public or private, and all estates, interest, benefits, powers, rights (including, without limitation, any and all lateral support, drainage, slope, sewer, water, air, mineral, oil, gas and subsurface rights), privileges, licenses, profits, rents, royalties, tenements, hereditaments, reversions and subreversions, remainders and subremainders and appurtenances whatsoever in any way belonging, relating or appertaining to any of the property described in **paragraphs (A) and (B)** hereof, or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor; and

(D) TOGETHER WITH **(a)** all estate, right, title and interest of Mortgagor of, in and to all judgments, receipts, insurance proceeds, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the property described in **paragraphs (A), (B) and (C)** hereof or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the property described in **paragraphs (A), (B) or (C)** hereof or any part thereof, or to any rights appurtenant thereto, and all proceeds of any sales or other dispositions of the property described in **paragraphs (A), (B) or (C)** hereof, or any part thereof; and Mortgagee is hereby authorized to collect and receive said awards and proceeds and to give proper receipts and acquitances therefor, and (if it so elects) to

Loan #[redacted]

LICENSED PROPERTY RIGHTS - NOT FOR RESALE OR SUBLICENSE, RELEASE OR FOR USE IN BULK FORM.

apply the same, after deducting therefrom any expenses incurred by Mortgagee in the collection and handling thereof, toward the payment of the indebtedness and other sums secured hereby, notwithstanding the fact that the amount owing thereon may not then be due and payable; and **(b)** all contract rights, general intangibles, governmental permits, licenses and approvals, actions and rights in action, including without limitation all rights to insurance proceeds and unearned premiums, arising from or relating to the property described in **paragraphs (A), (B) and (C)** above; and **(c)** all proceeds, products, replacements additions, substitutions, renewals and accessions of and to the property described in **paragraphs (A), (B)** and **(C)**.

All of the property described in **paragraphs (A), (B), (C) and (D)** above, and each item of property therein described, is herein referred to as the "Mortgaged Property" or "Mortgaged Properties", as the case may be.

TO HAVE AND TO HOLD the above granted and bargained Premises, with the appurtenances thereof, unto it, the said Mortgagee, its successors and assigns forever, to it and their own proper use and behoof. And also, the said Mortgagor does for itself, its successors and assigns, covenant with the said Mortgagee, its successors and assigns, that at and until the ensealing of these presents, they are well seized of the Premises as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free and clear of all encumbrances whatsoever.

AND FURTHERMORE, Mortgagor does by these presents bind itself, its legal representatives and its successors and assigns forever to WARRANT AND DEFEND the above granted and bargained Mortgaged Property to Mortgagee, its successors and assigns, against all claims and demands whatsoever.

THE CONDITION OF THIS MORTGAGE IS SUCH THAT:

WHEREAS, Mortgagor is indebted to Mortgagee by virtue of a commercial loan transaction (the "Loan") in the sum of **$245,000.00** as evidenced by (1) a certain Commercial Promissory Note in the principal amount of **$245,000.00** (as same may be amended, restated, or modified from time to time, the "Note") dated **July 28, 2020** executed by Mortgagor and delivered to Mortgagee, with all amounts remaining unpaid thereon being finally due and payable on **August 1, 2050,** subject to that certain Loan Agreement (as same may be amended, restated, or modified from time to time, "Loan Agreement") of even date herewith;

WHEREAS, the terms and repayment of such obligations of the Mortgagor are set forth in the Note; WHEREAS,

Mortgagee has agreed to provide financing for each of the Premises referenced in **Schedule 1** and

WHEREAS, Mortgagor has agreed to grant Mortgagee a mortgage on each of the Premises as collateral for the refinancing of the premises referenced in **Schedule 1** and

WHEREAS, Mortgagor intends to lease each of the Mortgaged Properties to Eligible Tenants pursuant to Eligible Leases.

WHEREAS, Mortgagee has agreed to make the Loan to Mortgagor, in the amount of **$245,000.00.**

WHEREAS, Mortgagor represents and warrants that it has full power and authority to execute and deliver the Note, this Mortgage, and all other documents, agreements and instruments required of it by Mortgagee in connection with the making of the Loan (the Note, this Mortgage, Loan Agreement and all such other documents, agreements and instruments executed and delivered by Mortgagor in connection with the Loan being sometimes collectively referred to herein as the "Loan Documents" (all capitalized terms used herein but not defined herein shall have the meaning ascribed in the Loan Agreement)).

NOW, THEREFORE, Mortgagor hereby covenants and agrees with Mortgagee as follows:

ARTICLE ONE: COVENANTS OF MORTGAGOR

1.01 Performance of Loan Documents. Mortgagor shall cause to be performed, observed and complied with all provisions hereof, of the Note and each of the Loan Documents, and will promptly pay to Mortgagee the principal,

Loan #[redacted]

with interest thereon, and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of the Loan Documents when payment shall become due (the entire principal amount of the Note, all accrued interest thereon and all obligations and indebtedness thereunder and hereunder and under all of the Loan Documents described being referred to herein as the "Indebtedness").

1.02 General Representations, Covenants and Warranties. Mortgagor represents and covenants that **(a)** Mortgagor is now able to meet its debts as they mature, the fair market value of its assets exceeds its liabilities and no bankruptcy or insolvency case or proceeding is pending or contemplated by or against Mortgagor; **(b)** all reports, statements and other data furnished by Mortgagor to Mortgagee in connection with the Loan are true, correct and complete in all material respects and do not omit to state any fact or circumstance necessary to make the statements contained therein not misleading; **(c)** this Mortgage, the Note and all other Loan Documents are legal, valid and binding obligations of Mortgagor enforceable in accordance with their respective terms and the execution and delivery thereof do not contravene any contract or agreement to which Mortgagor is a party or by which Mortgagor may be bound and do not contravene any law, order, decree, rule or regulation to which Mortgagor is subject; **(d)** there are no actions, suits or proceedings pending, or to the knowledge of Mortgagor threatened, against or affecting Mortgagor or any part of the Mortgaged Property; **(e)** all costs arising from construction of any improvements and the purchase of all equipment located on the Mortgaged Property which have been incurred prior to the date of this Mortgage have been paid; **(f)** the Mortgaged Property has frontage on, and direct access for, ingress and egress to the street(s) described in any survey submitted to Mortgagee; **(g)** electric, sewer, water facilities and any other necessary utilities are, or will be, available in sufficient capacity to service the Mortgaged Property satisfactorily during the term of the Note, and any easements necessary to the furnishing of such utility service by Mortgagor have been or will be obtained and duly recorded (evidence satisfactory to Mortgagee that all utility services required for the use, occupancy and operations of the Mortgaged Property shall be provided to Mortgagee immediately upon Mortgagee's request); **(h)** there has not been, is not presently and will not in the future be any activity conducted by Mortgagor or any tenant at or upon any part of the Mortgaged Property that has given or will give rise to the imposition of a lien on any part of the Mortgaged Property; **(i)** Mortgagor is not in default under the terms of any instrument evidencing or securing any indebtedness of Mortgagor, and there has occurred no event which would, if uncured or uncorrected, constitute a default under any such instrument with the giving of notice, or the passage of time or both; and **(j)** Mortgagee has legal capacity to enter into the Loan and to execute and deliver the Loan Documents, and the Loan Documents have been duly and properly executed on behalf of Mortgagee.

1.03 Compliance with Laws; Permits; Notice. Mortgagor covenants and warrants that the Mortgaged Property presently complies with and shall continue to comply with all applicable restrictive covenants, applicable zoning, wetlands and subdivision ordinances and building codes, all applicable health and environmental laws and regulations and all other applicable laws, statutes, rules, ordinances, codes, and regulations, and Mortgagor has not received any notice that the Mortgaged Property is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations. If Mortgagor receives notice from any federal, state or other governmental body that it is not in compliance with any such laws, statutes, rules, ordinances, codes and regulations, Mortgagor shall provide Mortgagee with a copy of such notice promptly. Mortgagor agrees to comply with all federal, state and municipal local laws, statutes, rules, ordinances, codes and regulations in connection with the Mortgaged Property. Mortgagor has obtained all licenses, permits, authorizations, consents and approvals necessary for the legal occupancy of the Mortgaged Property, and all such licenses, permits, authorizations, consents and approvals are in full force and effect and all appeal periods have expired. Unless required by applicable law or unless Mortgagee has otherwise agreed in writing, Mortgagor shall not allow changes in the nature of the occupancy for which the Premises were intended at the time this Mortgage was executed. Mortgagor shall not initiate or acquiesce in a change in the zoning classification of the Mortgaged Property without Mortgagee's prior written consent. Mortgagor warrants and represents that its use, and the use by any of its tenants, of the Mortgaged Property is in accordance and compliance with the terms and conditions of any and all rules, regulations, and laws that may be applicable to the Mortgaged Property, including, without limitation, all federal, state and local laws, ordinances, rules and regulations regarding hazardous and toxic materials and that Mortgagor shall maintain and continue such compliance and shall require and ensure its tenants' compliance with the same. Mortgagor shall maintain or shall cause their agent to maintain in its possession, available for the inspection of the Mortgagee, and shall deliver to the Mortgagee, upon three (3) business days' request, evidence of compliance with all such requirements. Mortgagor hereby indemnifies and holds Mortgagee free of and harmless from and against any and all claims, demands, damages or liabilities that Mortgagee may incur with regard thereto.

Loan #[redacted]

1.04 Taxes and Other Charges.

1.04.1 Impositions. Subject to the provisions of this **Section 1.04**, Mortgagor shall pay, at least five (5) days before the date due, all real estate taxes, personal property taxes, assessments, water and sewer rates and charges, license fees, all charges which may be imposed for the use of vaults, chutes, areas and other space beyond the lot line and abutting the public sidewalks in front of or adjoining the Premises, and all other governmental levies and charges (collectively, the "Impositions"), of every kind and nature whatsoever, general and special, ordinary and extraordinary, foreseen and unforeseen, which shall be assessed, levied, confirmed, imposed or become a lien upon or against the Mortgaged Property or any part thereof, or which shall become payable with respect thereto. Mortgagor shall deliver to Mortgagee, within twenty (20) days after the due date of each payment in connection with the Impositions or any assessment for local improvements ("Assessment"), the original or a true Photostatic copy of the official receipt evidencing such payment or other proof of payment satisfactory to Mortgagee.

1.04.2 Insurance.

(a) Mortgagor shall keep all buildings erected on or to be erected on the Mortgaged Property insured against loss by fire and such other hazards as the Mortgagee may require and Mortgagor shall obtain and maintain insurance with respect to other insurable risks and coverage relating to the Mortgaged Property including, without limitation, fire, builder's risk, worker's compensation, physical damages, loss of rentals or business interruption, earthquake (if applicable), and liability insurance, all such insurance to be in such sums and upon such terms and conditions as Mortgagee reasonably may require, with loss proceeds by the terms of such policies made payable to the Mortgagee as its interest may appear. Mortgagor covenants that all insurance premiums shall be paid not later than fifteen (15) days prior to the date on which such policy could be cancelled for non-payment. If, to Mortgagor's knowledge, any portion of the Mortgaged Property is in an area identified by any federal governmental authority as having special flood hazards, and flood insurance is available, a flood insurance policy meeting the current guidelines of the Federal Insurance Administration is in effect with a generally acceptable insurance carrier, in an amount representing coverage not less than the least of (1) the outstanding principal balance of the Loan, (2) the full insurable value of the Mortgaged Property, and (3) the maximum amount of insurance available under the Flood Disaster Protection Act of 1973, as amended. All such insurance policies (collectively, the "hazard insurance policy") shall contain a standard mortgagee clause naming the Mortgagee and its successors and assigns as beneficiary, and may not be reduced, terminated, or canceled without thirty (30) days' prior written notice to the Mortgagee.

(b) Such insurance companies shall be duly qualified as such under the laws of the states in which the Mortgaged Property is located, duly authorized and licensed in such states to transact the applicable insurance business and to write the insurance provided, and companies whose claims paying ability is rated in the two highest rating categories by A.M. Best with respect to hazard and flood insurance. Such insurance shall be in amounts not less than the greater of: **(i)** the outstanding principal balance of the Loan, or **(ii)** the amount necessary to avoid the operation of any co-insurance provisions with respect to the Premises.

(c) All such policies shall provide for a minimum of thirty (30) days prior written cancellation notice to Mortgagee. Mortgagee, upon its request to Mortgagor, shall have the custody of all such policies and all other policies which may be procured insuring said Mortgaged Property, the same to be delivered, to Mortgagee at its office and all renewal policies to be delivered and premiums paid to Mortgagee at its office at least twenty (20) days before the expiration of the old policies; and Mortgagor agrees that upon failure to maintain the insurance as above stipulated or to deliver said renewal policies as aforesaid, or to pay the premiums therefor, Mortgagee may, without obligation to do so, procure such insurance and pay the premiums therefor and all sums so expended shall immediately be paid by Mortgagor and unless so paid, shall be deemed part of the debt secured hereby and shall bear interest at the rate set forth in the Note, and thereupon the entire principal sum unpaid, including such sums as have been paid for premiums of insurance as aforesaid, and any and all other sums which shall be payable hereunder shall become due and payable forthwith at the option of Mortgagee, anything herein contained to the contrary notwithstanding. In case of loss and payment by any insurance company, the amount of insurance money shall be applied either to the Indebtedness secured hereby, or in rebuilding and restoring the damaged property, as Mortgagee may elect.

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(d) Mortgagor has not engaged in and shall not engage in any act or omission which would impair the coverage of any such policy, the benefits of the endorsement provided for herein, or the validity and binding effect of either including, without limitation, no unlawful fee, commission, kickback, or other unlawful compensation or value of any kind has been or will be received, retained, or realized by any attorney, firm, or other person, and no such unlawful items have been received, retained, or realized by Mortgagor.

(e) No action, inaction, or event has occurred and no state of facts exists or has existed that has resulted or will result in the exclusion from, denial of, or defense to coverage under any applicable special hazard insurance policy or bankruptcy bond, irrespective of the cause of such failure of coverage.

1.04.3 Deposits for Impositions and Insurance. Notwithstanding anything to the contrary contained in any of the Loan Documents, Mortgagor shall deposit with Mortgagee on the first day of each month an amount equal to one twelfth (1/12th) of the sum of: **(i)** the aggregate annual payments for the Impositions; **(ii)** the annual insurance premiums on the policies of insurance required to be obtained and kept in force by Mortgagor under this Mortgage; and **(iii)** all other periodic charges (other than interest and principal under the Note) arising out of the ownership of the Mortgaged Property or any portion thereof which are or with notice or the passage of time or both will become a lien against the Mortgaged Property or any part thereof (**(i)**, **(ii)**, and **(iii)**, collectively, the "Annual Payments"). Such sums will not bear interest and are subject to adjustment or additional payments in order to assure Mortgagee that it will have the full amount of any payment on hand at least one (1) month prior to its due date. Mortgagee shall hold said sums in escrow to pay said Annual Payments in the manner and to the extent permitted by law when the same become due and payable. Notwithstanding anything herein to the contrary, however, such deposits shall not be, nor be deemed to be, trust funds but may be commingled with the general funds of Mortgagee. If the total payments made by Mortgagor to Mortgagee, on account of said Annual Payments up to the time when the same become due and payable, shall exceed the amount of payment for said Annual Payments actually made by Mortgagee, such excess shall be credited by Mortgagee against the next payment or payments due from Mortgagor to Mortgagee on account of said Annual Payments. If, however, said payments made by Mortgagor shall not be sufficient to pay said Annual Payments when the same become due and payable, Mortgagor agrees to promptly pay to Mortgagee the amount necessary to make up any deficiency. In case of default in the performance of any of the agreements or provisions contained in the Note, Mortgagee may, at its option, at any time after such default, apply the balance remaining of the sums accumulated, as a credit against the principal or interest of the mortgage Indebtedness, or both.

1.04.4 Late Charge. Mortgagee may collect a "late charge" in accordance with Section 8 of the Note. This provision shall not affect or limit the holder's rights or remedies with respect to any Event of Default.

1.04.5 Proof of Payment. Upon request of Mortgagee, Mortgagor shall deliver to Mortgagee, within twenty (20) days after the due date of any payment required in this **Section 1.04**, proof of payment satisfactory to Mortgagee.

1.05 Condemnation. Mortgagee shall be entitled to all compensation awards, damages, claims, rights of action and proceeds of, or on account of, any damage or taking through condemnation, eminent domain or the like, and Mortgagee is hereby authorized, at its option, to commence, appear in and prosecute in its own or Mortgagor's name any action or proceeding relating to any such condemnation, taking or the like and to settle or compromise any claim in connection therewith.

1.06 Care of Mortgaged Property; Demolition and Alteration. Mortgagor shall maintain the Mortgaged Property in good condition and repair, shall not commit or suffer any waste of the Mortgaged Property, and shall comply with or cause to be complied with, all statutes, laws, rules, ordinances and requirements of any governmental authority relating to the Mortgaged Property; and Mortgagor shall promptly repair, restore, replace or rebuild any part of the Mortgaged Property now or hereafter subject to the lien of this Mortgage which may be damaged or destroyed by any casualty whatsoever or which may be affected by any proceeding of the character referred to **in Section**
1.05. Mortgagor shall not otherwise change, alter, or repair in any material way any portion of the Premises without the consent of Lender in each circumstance; and Mortgagor shall not initiate, join in, or consent to any change in any private restrictive covenants, or private restrictions, limiting or defining the uses which may be made of the Mortgaged Property or any part thereof, without the written consent of Mortgagee. Mortgagor agrees that no building or other property now or hereafter covered by the lien of this Mortgage shall be removed, demolished, or materially altered, without the prior written consent of Mortgagee, except that Mortgagor shall have

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the right, without such consent, to remove and dispose of, free from the lien of this Mortgage, such equipment as from time to time may become worn out or obsolete, provided that simultaneously with or prior to such removal any such equipment shall be replaced with other equipment of value at least equal to that of the replaced equipment and free from any title retention or security agreement or other encumbrance, and by such removal and replacement Mortgagor shall be deemed to have subjected such equipment to the lien of this Mortgage.

1.07 Transfer and Encumbrance of Mortgaged Property.

(a) Mortgagor shall not sell, convey, transfer, suffer any type of change in title or ownership, lease, assign or further encumber any interest in any part of the Mortgaged Property, without the prior written consent of Mortgagee. Any such sale, conveyance, transfer, pledge, lease, assignment or encumbrance made without Mortgagee's prior written consent shall be null and void and shall constitute a default hereunder. Mortgagor shall not, without the prior written consent of Mortgagee, permit any further assignment of the rents, royalties, issues, revenues, income, profits or other benefits from the Mortgaged Property, or any part thereof, and any such assignment without the prior written consent of Mortgagee shall be null and void and shall constitute a default hereunder. Mortgagor agrees that in the event the ownership of the Mortgaged Property or any part thereof is permitted by Mortgagee to be vested in a person other than Mortgagor, Mortgagee may, without notice to Mortgagor, deal in any way with such successor or successors in interest with reference to this Mortgage and the Note and other sums hereby secured without in any way vitiating or discharging Mortgagor's liability thereunder or upon the Note and other sums hereby secured. No sale of the Mortgaged Property and no forbearance to any person with respect to this Mortgage and no extension to any person of the time for payment of the Note and other sums hereby secured given by Mortgagee shall operate to release, discharge, modify, change or affect the original liability of Mortgagor either in whole or in part.

(b) If Mortgagor shall sell, convey, assign or transfer all or any part of the Mortgaged Property or any interest therein or any beneficial interest in Mortgagor without Mortgagee's prior written consent, Mortgagee may, at Mortgagee's option, without demand, presentment, protest, notice of protest, notice of intent to accelerate, notice of acceleration or other notice, or any other action, all of which are hereby waived by Mortgagor and all other parties obligated in any manner on the Indebtedness, declare the Indebtedness to be immediately due and payable, which option may be exercised at any time following such sale, conveyance, assignment, lease or transfer, and upon such declaration the entire unpaid balance of the Indebtedness shall be immediately due and payable.

(c) Mortgagor shall keep the Mortgaged Property free from mechanics' liens, materialmen's liens and encumbrances. If any prohibited lien or encumbrance is filed against the Mortgaged Property, Mortgagor shall cause the same to be removed and discharged of record within thirty (30) days after the date of filing thereof.

(d) Mortgagor shall not directly or indirectly allow subordinate financing on the Premises without Mortgagee's consent in its sole discretion. If Mortgagee consents to such subordinate financing, then, in each circumstance Mortgagor shall obtain, upon request by Mortgagee, from all persons hereafter having or acquiring any interest in or encumbrance on the Mortgaged Property or the said equipment or accessions, a writing duly acknowledged, and stating the nature and extent of such interest or encumbrance, and that the same is subordinate to this Mortgage and no offsets or defenses exist in favor thereof against this Mortgage or the Note hereby secured, and deliver such writing to Mortgagee.

(e) Mortgagor shall not Lease the Mortgaged Property or any part thereof, except in compliance with the Loan Agreement, without the consent of Mortgagee in its sole discretion.

1.08 Further Assurances. At any time and from time to time upon Mortgagee's request, Mortgagor shall make, execute and deliver, or cause to be made, executed and delivered, to Mortgagee and, where appropriate, shall cause to be recorded or filed, and from time to time thereafter to be re-recorded and refiled, at such time and in such offices and places as shall be deemed desirable by Mortgagee, any and all such further mortgages, instruments of further assurance, certificates and such other documents as Mortgagee may consider necessary or desirable in order to effectuate, complete or perfect, or to continue and preserve, the obligations of Mortgagor under the Note and this Mortgage, the lien of this Mortgage as a lien upon all of the Mortgaged Property, and unto all and every person or persons deriving any estate, right, title or interest under this Mortgage. Upon any failure by Mortgagor to do so, Mortgagee may make, execute, record, file, re-record or refile any and all such mortgages, instruments,

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certificates and documents for and in the name of Mortgagor, and Mortgagor hereby irrevocably appoints Mortgagee the agent and attorney-in-fact of Mortgagor to do so.

1.09 Uniform Commercial Code Security Agreement and Fixture Filing. This Mortgage is intended to be a security agreement and fixture filing which is to be filed for record in the real estate records pursuant to the Uniform Commercial Code in effect from time to time in the State of **Wisconsin** for any of the goods specified above in this Mortgage as part of the Mortgaged Property which, under applicable law, may be subject to a security interest pursuant to the Uniform Commercial Code and Mortgagor hereby agrees to execute and deliver any additional financing statements covering said goods from time to time and in such form as Mortgagee may require to perfect a security interest with respect to said goods. Mortgagor shall pay all costs of filing such financing statements and renewals and releases thereof and shall pay all reasonable costs and expenses of any record searches for financing statements which Mortgagee may reasonably require. Without the prior written consent of Mortgagee, Mortgagor shall not create or suffer to be created, pursuant to the Uniform Commercial Code, any other security interest in said goods, including replacements and additions thereto. Upon Mortgagor's breach of any covenant or agreement of Mortgagor contained in this Mortgage, including the covenants to pay when due all sums secured by this Mortgage, Mortgagee shall have the remedies of a secured party under the Uniform Commercial Code and, at Mortgagee's option, may also invoke the remedies permitted by applicable law as to such goods.

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AS IT IS RELATED HERETO:

DEBTOR IS: **East Town Management, LLC**
1600 Longwood Avenue, Elm Grove, WI 53122

SECURED PARTY IS: **Lima One Capital, LLC**
201 East McBee Avenue Suite 300, Greenville, SC 29601

Mortgagor represents, covenants, and warrants that as of the date hereof as follows: Mortgagor's full, correct, and exact legal name is set forth immediately above in this **Section 1.09**. Mortgagor is an organization of the type and is incorporated in, organized, or formed under the laws of the state specified in the introductory paragraph to this Mortgage. In the event of any change in name or identity of Mortgagor, Mortgagor hereby authorizes Mortgagee to file such Uniform Commercial Code forms as are necessary to maintain the priority of Mortgagee's lien upon the Mortgaged Property which may be deemed personal property or fixtures, including future replacement thereof, which serves as collateral under this Mortgage.

1.10 Lease Covenants. Each and every covenant on the part of Mortgagor contained in any assignment of lessor's interest in leases or any assignment of rents, royalties, issues, revenues, profits, income or other benefits made collateral hereto is made an obligation of Mortgagor hereunder as if fully set forth herein.

1.11 After-Acquired Property. To the extent permitted by and subject to applicable law, the lien of this Mortgage will automatically attach, without further act, to all after-acquired property located in, on, or attached to, or used, or intended to be used, in connection with, or with the renovation of, the Mortgaged Property or any part thereof; provided, however, that, upon request of Mortgagee, Mortgagor shall execute and deliver such instrument or instruments as shall reasonably be requested by Mortgagee to confirm such lien, and Mortgagor hereby appoints Mortgagee its attorney-in-fact to execute all such instruments, which power is coupled with an interest and is irrevocable.

1.12 Expenses. Unless otherwise agreed in writing, Mortgagor will pay when due and payable all appraisal fees, recording fees, taxes, brokerage fees and commissions, abstract fees, title policy fees, escrow fees, attorneys' fees,

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court costs, fees of inspecting architect(s) and engineer(s) and all other costs and expenses of every character which have been incurred or which may hereafter be incurred by Mortgagee in connection with: **(a)** the preparation and execution of the Loan Documents or in connection with the Extension Option; **(b)** the funding of the Loan; **(c)** in the event an Event of Default occurs hereunder or under the Note or any of the Loan Documents, all costs, fees and expenses, including, without limitation, all reasonable attorneys' fees in connection with the enforcement under the Note or foreclosure under this Mortgage, preparation for enforcement of this Mortgage or any other Loan Documents, whether or not suit or other action is actually commenced or undertaken; **(d)** enforcement of this Mortgage or any other Loan Documents; **(e)** court or administrative proceedings of any kind to which Mortgagee may be a party, either as plaintiff or defendant, by reason of the Note, the Mortgage or any other Loan Documents; **(f)** preparation for and actions taken in connection with Mortgagee's taking possession of the Mortgaged Property; **(g)** negotiations with Mortgagor, its beneficiary, or any of its agents in connection with the existence or cure of any Event of Default or default; **(h)** any proposed refinancing by Mortgagor or any other person or entity of the debt secured hereby; **(i)** the transfer of the Mortgaged Property in lieu of foreclosure; **(j)** inspection of the Mortgaged Property pursuant to **Section 1.15**; **(k)** the approval by Mortgagee of actions taken or proposed to be taken by Mortgagor, its beneficiary, or other person or entity which approval is required by the terms of this Mortgage or any other of the Loan Document. **(l)** out-of-pocket costs of Mortgaged Property inspections and condition reports following an Event of Default or in connection with the Restoration or repair of the Mortgaged Property; **(m)** taking control of and managing the Mortgaged Properties and collecting Rents and Other Receipts after an Event of Default, including, but not limited to, attorney's fees, receiver's fees, premiums on receiver's bonds, repair and maintenance costs, insurance premiums, Property Taxes and Other Charges on the Mortgaged Properties; **(n)** all special servicing fees, "work-out" fees, liquidation fees and other fees payable to any special servicer in connection with a Default, an Event of Default, an acknowledgment by Borrower that the Loan is likely to go into default, or any refinancing, restructuring, "work-out", or modification of any Obligations or the Loan; **(o)** related to any Event of Bankruptcy of any Relevant Party and related ancillary proceedings and appeals and **(p)** all third party servicing cost and fees which are customarily charged by servicers (other than monthly servicing fees charged by servicer), (collectively, all of the foregoing, the "Expenses"). Mortgagor will, upon demand by Mortgagee, reimburse Mortgagee or any takeout lender for all Expenses which have been incurred or which shall be incurred by either of them; and will indemnify and hold harmless Mortgagee from and against, and reimburse it for, the Expenses and for all claims, demands, liabilities, losses, damages, judgments, penalties, costs and expenses (including, without limitation, attorneys' fees) which may be imposed upon, asserted against, or incurred or paid by it by reason of, on account of or in connection with any bodily injury or death or property damage occurring in or upon or in the vicinity of the Mortgaged Property through any cause whatsoever or asserted against it on account of any act performed or omitted to be performed hereunder or on account of any transaction arising out of or in any way connected with the Mortgaged Property, or with this Mortgage or the Indebtedness.

1.13 Mortgagee's Performance of Defaults. If Mortgagor defaults in the payment of any tax, Assessment, encumbrance or other Imposition, in its obligation to furnish insurance hereunder, or in the performance or observance of any other covenant, condition, agreement or term in this Mortgage, the Note or in any of the Loan Documents, Mortgagee may, without obligation to do so, to preserve its interest in the Mortgaged Property, perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately. The amounts so incurred or paid by Mortgagee, together with interest thereon at the default rate, as provided in the Note, from the date incurred until paid by Mortgagor, shall be added to the Indebtedness and secured by the lien of this Mortgage to the extent permitted by law. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof for the purpose of performing or observing any such defaulted covenant, condition, agreement or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

1.14 Financial Statements, Books, and Records. Mortgagor will furnish to Mortgagee, within thirty (30) days after a request therefor, a detailed statement in writing, covering the period of time specified in such request, showing all income derived from the operation of the Mortgaged Property, and all disbursements made in connection therewith, and containing a list of the names of all tenants and occupants of the Mortgaged Property, the portion or portions of the Mortgaged Property occupied by each such tenant and occupant, the rent and other charges payable under the terms of their leases or other agreements and the period covered by such leases or other agreements.

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1.15 Inspection. Mortgagee, and any persons authorized by Mortgagee, shall have the right, at Mortgagee's option, to enter and inspect the Premises during the fourth (4^{th}) month and at all other reasonable times during the term of the Loan.

1.16 Loan to Value Covenant. If at any one or more time(s) during the term of the Note the then aggregate outstanding and committed principal amount of the Note, plus accrued interest and fees thereon, plus all amounts outstanding under any debts secured by prior liens on the Mortgaged Property, is greater than eighty percent (80%) of the value of the Mortgaged Property, as determined by Mortgagee based upon Mortgagee's review of any appraisal and such other factors as Mortgagee may deem appropriate, then Mortgagor shall within thirty (30) days following a request by Mortgagee, prepay the Note by an amount sufficient to cause the then outstanding principal amount of the Note, plus accrued interest and fees thereon, to be reduced to an amount equal to or less than eighty percent (80%) of the value of the Mortgaged Property. The inability of Mortgagor to reduce the principal balance of the Note within thirty (30) days following request by Mortgagee shall be, at Mortgagee's option, an Event of Default, hereunder.

ARTICLE TWO: DEFAULTS

2.01 Event of Default. The term "Event of Default" or "default" wherever used in this Mortgage, shall mean anyone or more of the following events: **(a)** failure by Mortgagor to pay any installment of principal and/or interest under the Note within **ten (10)** days after the same becomes due and payable; **(b)** failure by Mortgagor to observe or perform, or upon any default in, any other covenants, agreements or provisions herein, in the Note, in the Loan Agreement, or in any of the Loan Documents; **(c)** failure by Mortgagor to pay any Imposition, Assessment, other utility charges on or lien against the Mortgaged Property; **(d)** failure by Mortgagor to keep in force the insurance required in this Mortgage; **(e)** failure by Mortgagor to either deliver the policies of insurance described in this Mortgage or to pay the premiums for such insurance as provided herein; **(f)** failure by Mortgagor to pay any installment, which may not then be due or delinquent, of any Assessment for local improvements for which an official bill has been issued by the appropriate authorities and which may now or hereafter affect the Mortgaged Property, and may be or become payable in installments; **(g)** the actual or threatened waste, removal or demolition of, or material alteration to, any part of the Mortgaged Property, except as permitted herein; **(h)** the vesting of title or any sale, conveyance, transfer, leasing, assignment or further encumbrance in any manner whatsoever of any interest in the Mortgaged Property, or any part thereof, in or to anyone other than the present owner, or any change in title or ownership of the Mortgaged Property, or any part thereof, without the prior written consent of Mortgagee; **(i)** all or a material portion of the Mortgaged Property being taken through condemnation, eminent domain, or any other taking such that Mortgagee has reason to believe that the remaining portion of the Mortgaged Property is insufficient to satisfy the outstanding balance of the Note, or the value of the Mortgaged Property being impaired by condemnation, eminent domain or any other taking, (which term when used herein shall include, but not be limited to, any damage or taking by any governmental authority or any other authority authorized by the laws of any state or the United States of America to so damage or take, and any transfer by private sale in lieu thereof), either temporarily for a period in excess of thirty (30) days, or permanently; **(j)** the merger or dissolution of Mortgagor or the death of any guarantor of the Note ("Guarantor") unless Lender has been provided with a replacement Guarantor in accordance with Section 4.i. of the Note; **(k)** any representation or warranty of Mortgagor or Guarantor made herein or in any such guaranty or in any certificate, report, financial statement, or other instrument furnished in connection with the making of the Note, the Mortgage, or any such guaranty, shall prove false or misleading in any material respect; **(l)** Maker makes or takes any action to make a general assignment for the benefit of its creditors or becomes insolvent or has a receiver, custodian, trustee in Bankruptcy, or conservator appointed for it or for substantially all or any of its assets; **(m)** Mortgagor files, or becomes the subject of, a petition in bankruptcy, or upon the commencement of any proceeding or action under any bankruptcy laws, insolvency laws, relief of debtors laws, or any other similar law affecting Mortgagor, provided however, that Mortgagor shall have sixty (60) days from the filing of any involuntary petition in bankruptcy to have the same discharged and dismissed; **(n)** the Mortgaged Property becomes subject to **(1)** any tax lien which is superior to the lien of the Mortgage, other than a lien for local real estate taxes and assessments not due and payable or **(2)** any mechanic's, materialman's, or other lien which is, or is asserted to be, superior to the lien of the Mortgage and such lien shall remain undischarged for thirty (30) days, **(o)** Mortgagor fails to promptly cure any violations of laws or ordinances affecting or which may be interpreted to affect the Mortgaged Property; **(p)** in the event of any material adverse change in the financial condition of Mortgagor; or **(q)** any of the aforementioned events occur with respect to any Guarantor.

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2.02 Mortgagee's Performance of Defaults. If Mortgagor defaults in the payment of any tax, Assessment, encumbrance or other Imposition, in its obligation to furnish insurance hereunder, or in the performance or observance of any other covenant, condition, agreement or term in this Mortgage, the Note or in any of the Loan Documents, Mortgagee may, without obligation to do so, to preserve its interest in the Mortgaged Property, perform or observe the same, and all payments made (whether such payments are regular or accelerated payments) and costs and expenses incurred or paid by Mortgagee in connection therewith shall become due and payable immediately. The amounts so incurred or paid by Mortgagee, together with interest thereon at the default rate, as provided in the Note, from the date incurred until paid by Mortgagor, shall be added to the Indebtedness and secured by the lien of this Mortgage to the extent permitted by law. Mortgagee is hereby empowered to enter and to authorize others to enter upon the Mortgaged Property or any part thereof, for the purpose of performing or observing any such defaulted covenant, condition, agreement or term, without thereby becoming liable to Mortgagor or any person in possession holding under Mortgagor.

ARTICLE THREE: REMEDIES

In the event that an Event of Default or default shall have occurred, the remedies available to Mortgagee include, but are not limited to, any and all rights and remedies available hereunder, any and all rights and remedies available at law, in equity, or by statute. Without limiting the foregoing, the rights and remedies available to Mortgagee shall include, but not be limited to, any one or more of the following:

3.01 Acceleration of Maturity. If an Event of Default shall have occurred, Mortgagee may, at its option, declare without demand or notice all of the outstanding Indebtedness to be due and payable immediately, and upon such declaration such Indebtedness shall immediately become and be due and payable without demand or notice.

3.02 Mortgagee's Right to Enter and Take Possession. If an Event of Default shall have occurred, Mortgagor, upon demand on Mortgagee, shall forthwith surrender to Mortgagee the actual possession of the Mortgaged Property and Mortgagee itself, or by such officers or agents as it may appoint, may enter and take possession of the Mortgaged Property, collect and receive the rents and income therefrom, and to apply so much of said rents and income as may be required in the necessary expenses of running said Premises, including reasonable attorneys' fees, management agents' fees, and if the Mortgagee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, and to apply the balance of said rents and income to the payment of the amounts due upon said Note, or in payment of taxes assessed against the Premises, or both. And for this purpose, and in case of such default, the Mortgagor hereby assigns, transfers and sets over to the Mortgagee the rents and income accruing from said Premises. Nothing contained in the foregoing provisions shall impair or affect any right or remedy which the Mortgagee might now or hereafter have, were it not for such provisions, but the rights herein given shall be in addition to any others which the Mortgagee may have hereunder.

3.03 Receiver. If an Event of Default shall have occurred, Mortgagee, to the extent permitted by law and without regard to the value or occupancy of the security, shall be entitled to apply for the appointment of a receiver of the rents and profit of the Mortgaged Property without notice, and shall be entitled to the appointment of such a receiver as a matter of right, without consideration of the value of the Mortgaged Property as security for the amounts due Mortgagee, or the solvency of any person or limited liability company liable for the payment of such amounts. If an Event of Default shall have occurred, Mortgagee shall have the right to replace the Property Manager in accordance with Section 3.07 of the Loan Agreement.

3.04 Waiver of Appraisement, Valuation, Stay, Exemption, and Redemption Laws, etc.; Marshaling. Mortgagor agrees to the full extent permitted by law that after an Event of Default neither Mortgagor nor anyone claiming through or under it shall or will set up, claim or seek to take advantage of any appraisement, valuation, stay, exemption, moratorium, or redemption laws now or hereafter in force, in order to prevent or hinder the enforcement or foreclosure of this Mortgage, and Mortgagor, for itself and all who may at any time claim through or under it, hereby waives, to the full extent that it may lawfully so do, any and all right to have the assets comprising the Mortgaged Property marshaled upon any foreclosure hereof.

Loan #[redacted]

LICENSED TO PROPERTY USE A DIVISION OF PURCHASE.COM INC. FOR A ONE-TIME USE, OR RESALE IN ANY FORM.

3.05 Suits to Protect the Property. Mortgagee shall have the power and authority to institute and maintain any suits and proceedings as Mortgagee may deem advisable in order to **(a)** prevent any impairment of the Mortgaged Property; **(b)** foreclose this Mortgage, **(c)** preserve and protect its interest in the Mortgaged Property, and **(d)** to restrain the enforcement of, or compliance with, any legislation or other governmental enactment, rule, or order that may be unconstitutional or otherwise invalid, if the enforcement of or compliance with such enactment, rule or order might impair the security hereunder or be prejudicial to Mortgagee's interest.

3.06 Proofs of Claim. In the case of any receivership, insolvency, bankruptcy, reorganization, arrangement, adjustment, composition or other judicial case or proceeding affecting Mortgagor, its creditors or its property, Mortgagee, to the extent permitted by law, shall be entitled to file such proofs of claim and other documents as may be necessary or advisable in order to have its claims allowed in such case or proceeding for the entire Indebtedness at the date of the institution of such case or proceeding, and for any additional amounts which may become due and payable by Mortgagor after such date.

3.07 Application of Monies by Mortgagee. After the occurrence of an Event of Default, any monies collected or received by Mortgagee shall be applied in such priority as Mortgagee may determine in its sole and absolute discretion, to such matters including, but not limited to, the payment of any Expenses including without limitation the payment of compensation, expenses and disbursements of the agents, attorneys and other representatives of Mortgagee, to deposits for Impositions and Insurance and insurance premiums due, to the cost of insurance, Impositions, Assessments, and other charges and to the payment of the Indebtedness.

3.08 No Waiver. Notwithstanding any course of dealing or course of performance, neither failure nor delay on the part of Mortgagee to exercise any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege.

3.09 No Waiver of One Default to Affect Another. No waiver of any Event of Default hereunder shall extend to or affect any subsequent or any other Event of Default then existing, or impair any rights, powers or remedies consequent thereon. If Mortgagee **(a)** grants forbearance or an extension of time for the payment of any of the Indebtedness; **(b)** takes other or additional security for the payment thereof; **(c)** waives or does not exercise any right granted in the Note, this Mortgage or any other of the Loan Documents; **(d)** releases any part of the Mortgaged Property from the lien of this Mortgage or any other of the Loan Documents or releases or any party liable under the Note; **(e)** consents to the filing of any map, plat or replat of the Premises; **(f)** consents to the granting of any easement on the Premises; or **(g)** makes or consents to any agreement changing the terms of this Mortgage or subordinating the lien or any charge hereof, no such act or omission shall release, discharge, modify, change or affect the original liability under this Mortgage or otherwise of Mortgagor, or any subsequent purchaser of the Mortgaged Property or any part thereof or any maker, co-signer, endorser, surety or guarantor. No such act or omission shall preclude Mortgagee from exercising any right, power or privilege herein granted or intended to be granted in case of any Event of Default then existing or of any subsequent Event of Default nor, except as otherwise expressly provided in an instrument or instruments executed by Mortgagee, shall the lien of this Mortgage be altered thereby.

3.10 Remedies Cumulative. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other of the Loan Documents is exclusive of any other right, power and remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other of the Loan Documents, or now or hereafter existing at law, in equity or by statute.

3.11 Interest after Event of Default; Default Rate. If an Event of Default shall have occurred, all sums outstanding and unpaid under the Note and this Mortgage shall, at Mortgagee's option, bear interest at the default rate set forth in the Note.

3.12 Protective Advances. At any time following an Event of Default, Lender shall have the right to take appropriate judicial proceedings or proceed with any right or remedy, independent of or in aid of the power of entry hereinbefore conferred, as it may deem best for the protection and enforcement of its rights hereunder or to foreclose the lien hereof, or to enforce any right or remedy available to it under the laws of the State where the Mortgaged Property is located, or to cause the Mortgaged Property to be sold as a whole or in parcels under the judgment or decree of a court

Loan #[redacted]

LICENSED TO [redacted] FOR DIVISION OF [redacted] BY [redacted] CONTINUING [redacted] SUBJECT TO [redacted] LICENSE AGREEMENT

or courts of competent jurisdiction, or may proceed to protect and enforce its rights by any other proper legal or equitable remedy as it shall deem most effectual. All Expenses incurred by Lender incurred while exercising its rights hereunder shall be included in the Obligations Borrower owes Lender hereunder.

3.13 Rights of Assignees and Successors. All rights of Lender in, to, and under this Agreement and any other instrument or document executed and/or delivered in connection herewith shall pass to and may be exercised by any assignee thereof. Borrower agrees that, in the event of an assignment of this Agreement and notice of such assignment to Borrower, the liability of Borrower to a holder for value of this Agreement shall be immediate and absolute and not affected by any actions of Lender and that Borrower will not set up any claim against Lender as a defense, counterclaim, or setoff to any action for the unpaid balance owed under this Agreement or for possession brought by said holder. All rights of Lender hereunder shall inure to the benefit of its successors and assigns and any subsequent holder of the Note, and all Obligations of Borrower shall bind the heirs, executors, administrators, successors, and assigns of Borrower.

3.14. Mandatory Prepayments.

(a) Complete Condemnation. **If there occurs a complete condemnation of a premises listed on Schedule 1 hereto (an "affected premises") (which, for purposes hereof,** shall include any condemnation that interferes with the continuing use of an affected premises as a residential rental property, as determined by Lender), then (A) the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the then outstanding principal amount in an amount equal to the release amount for such affected premises, together with interest and all other sums then due under the Loan Documents (collectively, the **"Condemnation Prepayment Amount"), (B) within five** (5) Business Days after receipt of written notice from Lender, Borrower shall prepay the then outstanding principal amount in an amount equal to the excess, if any, of the Condemnation Prepayment Amount over such net **proceeds, (C) following Borrower's written** request after receipt by Lender of the Condemnation Prepayment Amount, Lender shall release the affected premises from the applicable Mortgage and (D) Lender shall disburse to Borrower the amount of such net proceeds held by Lender in excess of the Condemnation Prepayment Amount for the affected premises; provided that, during the continuance of an Event of Default, Lender may apply such excess net proceeds to the Obligations in such order and priority as Lender determines.

(b) Partial Condemnation. If there occurs a condemnation other than as described in the **foregoing clause (a) of a premises listed on Schedule 1 hereto (a "partially affected premises"),** then the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the outstanding principal balance; provided, that no such prepayment shall be required if Lender consents in writing to the use of the net proceeds for the restoration of the partially affected premises.

(c) Casualty. If any casualty of a premises listed on Schedule 1 hereto occurs, then (A) the net proceeds paid to Lender in connection therewith shall be applied to the prepayment of the outstanding principal amount in an amount equal to the release amount for such premises, together with interest and all other sums, then due under the Loan Documents (collectively, **the "Casualty Prepayment Amount"), (B) within five (5) business days after receipt of written** notice from Lender, Borrower shall prepay the outstanding principal amount in an amount equal to the excess, if any, of the Casualty Prepayment Amount over such net proceeds, (C) **following Borrower's written request after receipt by Lender of the Casualty Prepayment** Amount, Lender shall release such premises from the applicable Mortgage and (D) Lender shall disburse to Borrower the amount of such net proceeds held by Lender in excess of the Casualty Prepayment Amount for such premises; provided that, during the continuance of an Event of Default, Lender may apply such excess net proceeds to the Obligations in such order and priority as Lender determines. Notwithstanding the foregoing, no prepayment shall be required under this Section 3.14(c) and there shall be no release of the applicable premises (X) if no Event of Default is continuing and the net proceeds are less than $10,000 or (Y) to the extent Lender consents in writing to the use of the net proceeds for the restoration of the applicable premises.

Loan #[redacted]

LICENSED TO PROCESSSIGHT, A DIVISION OF CPURCHASING.COM INC. AND NOT FOR SUBLICENSE. EXECUTION BY CPURCHASING.COM FOR RELATED BULK FORM.

ARTICLE FOUR: MISCELLANEOUS PROVISIONS

4.01 Heirs, Successors and Assigns Included in Parties. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall also be included and all covenants and agreements contained in this Mortgage, by or on behalf of Mortgagor or Mortgagee shall bind and inure to the benefit of their respective heirs, successors and assigns, whether so expressed or not.

4.02 Addresses for Notices, etc.

(a) Any notice, report, demand or other instrument authorized or required to be given or furnished under this Mortgage shall be in writing, signed by the party giving or making the same, and shall be sent by certified mail, return receipt requested, as follows:

MORTGAGOR:	**East Town Management, LLC** **1600 Longwood Avenue, Elm Grove, WI 53122**
	Copy to:
MORTGAGEE:	**Lima One Capital, LLC** **201 East McBee Avenue Suite 300, Greenville, SC 29601**

(b) Either party may change the address to which any such notice, report, demand or other instrument is to be delivered or mailed, by furnishing written notice of such change to the other party, but no such notice of change shall be effective unless and until received by such other party.

4.03 Headings. The headings of the articles, sections, paragraphs and subdivisions of this Mortgage are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

4.04 Provisions Subject to Applicable Laws; Severability All rights, powers and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law and are intended to be limited to the extent necessary so that they will not render this Mortgage invalid or unenforceable. In the event that any of the covenants, agreements, terms or provisions contained in the Note, or in this Mortgage or in any other Loan Documents shall be deemed invalid, illegal or unenforceable in any respect by a court with appropriate jurisdiction, the validity of the remaining covenants, agreements, terms or provisions contained herein or in the Note or in any other Loan Documents shall be in no way affected, prejudiced or disturbed thereby.

4.05 Modification. This Mortgage, the Note, and all other Indebtedness are subject to modification. Neither this Mortgage, nor any term hereof, may be changed, waived, discharged or terminated orally, or by any action or inaction, but only by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge, or termination is sought

4.06 Governing Law. THIS MORTGAGE IS MADE BY MORTGAGOR AND ACCEPTED BY MORTGAGEE IN THE STATE South Carolina EXCEPT THAT AT ALL TIMES THE PROVISIONS FOR THE CREATION, PERFECTION, PRIORITY, ENFORCEMENT AND FORECLOSURE OF THE LIENS AND SECURITY INTERESTS CREATED IN THE MORTGAGED PROPERTY UNDER THE LOAN DOCUMENTS SHALL BE GOVERNED BY AND CONSTRUED ACCORDING TO THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED. TO THE FULLEST EXTENT PERMITTED BY THE LAW OF THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED,

Loan #[redacted]

THE LAW OF THE STATE OF MORTGAGE SHALL GOVERN THE VALIDITY AND ENFORCEABILITY OF ALL LOAN DOCUMENTS, AND THE DEBT OR OBLIGATIONS ARISING HEREUNDER (BUT THE FOREGOING SHALL NOT BE CONSTRUED TO LIMIT LENDER'S RIGHTS WITH RESPECT TO SUCH SECURITY INTEREST CREATED IN THE STATE WHERE THE MORTGAGED PROPERTY IS LOCATED).

4.07 Prejudgment Remedies. THE MORTGAGOR HEREBY REPRESENTS, COVENANTS, AND AGREES THAT THE PROCEEDS OF THE LOAN SECURED BY THIS MORTGAGE, AND EVIDENCED BY THE LOAN AGREEMENT, AND THE NOTE SHALL BE USED FOR GENERAL COMMERCIAL PURPOSES AND THAT SUCH LOAN IS A "COMMERCIAL TRANSACTION" AS DEFINED BY THE STATUTES OF THE STATE OF MORTGAGE. THE MORTGAGOR HEREBY WAIVES SUCH RIGHTS AS IT MAY HAVE TO NOTICE AND/OR HEARING UNDER ANY APPLICABLE FEDERAL OR STATE LAWS INCLUDING, WITHOUT LIMITATION, APPLICABLE MORTGAGE GENERAL STATUTES PERTAINING TO THE EXERCISE BY THE MORTGAGEE OF SUCH RIGHTS AS THE MORTGAGEE MAY HAVE INCLUDING, BUT NOT LIMITED TO, THE RIGHT TO SEEK PREJUDGMENT REMEDIES AND/OR TO DEPRIVE THE MORTGAGOR OF OR AFFECT THE USE OF OR POSSESSION OR ENJOYMENT OF THE MORTGAGOR'S PROPERTY PRIOR TO THE RENDITION OF A FINAL JUDGMENT AGAINST THE MORTGAGOR. THE MORTGAGOR FURTHER WAIVES ANY RIGHT IT MAY HAVE TO REQUIRE THE MORTGAGEE TO PROVIDE A BOND OR OTHER SECURITY AS A PRECONDITION TO OR IN CONNECTION WITH ANY PREJUDGMENT REMEDY SOUGHT BY THE MORTGAGEE, AND WAIVES ANY OBJECTION TO THE ISSUANCE OF SUCH PREJUDGMENT REMEDY BASED ON ANY OFFSETS, CLAIMS, DEFENSES, OR COUNTERCLAIMS TO ANY ACTION BROUGHT BY THE MORTGAGEE. FURTHER, THE MORTGAGOR HEREBY WAIVES, TO THE EXTENT PERMITTED BY LAW, THE BENEFITS OF ALL PRESENT AND FUTURE VALUATION, APPRAISAL, HOMESTEAD, EXEMPTION, STAY, REDEMPTION AND MORATORIUM LAWS.

4.08 Effects of Changes and Laws Regarding Taxation. In the event of an enactment of any law deducting from the value of the Mortgaged Property any mortgage lien thereon, or imposing upon Mortgagee the payment of any or part of the Impositions, charges, or Assessments previously paid by Mortgagor pursuant to this Mortgage, or change in the law relating to the taxation of mortgages, debts secured by mortgages or Mortgagee's interest in the Mortgaged Property so as to impose new incidents of taxes on Mortgagee, then Mortgagor shall pay such Impositions or Assessments or shall reimburse Mortgagee therefor; provided that, however, if in the opinion of counsel to Mortgagee such payment cannot lawfully be made by Mortgagor, then Mortgagee may, at Mortgagee's option, declare all of the sums secured by this Mortgage to be immediately due and payable without prior notice to Mortgagor, and Mortgagee may invoke any remedies permitted by applicable law.

4.09 Purpose of Loan. Mortgagor represents and warrants that the proceeds from this Loan are to be used solely for business and commercial purposes and not at all for any personal, family, household, or other noncommercial or farming or agricultural purposes. Mortgagor acknowledges that Mortgagee has made this Loan to Mortgagor in reliance upon the above representation. Said representation will survive the closing and repayment of the Loan.

4.10 Duplicate Originals. This Mortgage may be executed in any number of duplicate originals and each such duplicate original shall be deemed to be an original.

4.11 Usury Laws. This Mortgage, the Note, and the other Loan Documents are subject to the express condition that at no time shall Mortgagor be obligated or required to pay interest on the debt at a rate which could subject the holder of the Note to either civil or criminal liability as a result of being in excess of the maximum interest rate permitted by applicable law. If, by the terms of this Mortgage, the Note, or any of the Loan Documents, Mortgagor is at any time required or obligated to pay interest on the debt at a rate in excess of such maximum rate, the rate of interest under the same shall be deemed to be immediately reduced to such maximum rate and the interest payable shall be computed at such maximum rate and all prior interest payments in excess of such maximum rate shall be applied and shall be deemed to have been payments in reduction of the principal balance of the Note.

4.12 Construction. This Mortgage and the Note shall be construed without regard to any presumption or other rule requiring construction against the party causing this Mortgage and the Note to be drafted.

Loan #[redacted]

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4.13 Release of Mortgage. (a) If all of Mortgagor's obligations under the Loan Documents are paid in full in accordance with the terms of the Loan Documents, no Default then exists hereunder and no Event of Default then exists under any other Loan Document, and if Mortgagor shall well and truly perform all of Mortgagor's covenants contained herein, then this conveyance shall become null and void and be released, and the Mortgaged Property shall be released to Mortgagor, at Mortgagor's request and expense. (b) Within thirty (30) days of Borrower's request, provided: (i) Borrower is not in default hereunder or under any other Loan Document(s); and (ii) no event has occurred which with the passage of time and/or the giving of notice would constitute a default hereunder or under any other Loan Document(s), Lender shall release portions of the Mortgaged Property from the lien created by the mortgage ("Released Property") subject to: (i) Borrower's payment to Lender of the Release Price (as hereinafter defined) for the released Property and (ii) Borrower's delivery to Lender of documentation evidencing a bonafide arm's length transaction for the sale of the Released Property. The Release Price for the Released Property shall be equal to the greater of: (y) One Hundred percent (100%) of the net sale price of the Released Property (subject to reasonable and customary closing adjustments and sales commissions to be approved by Lender in Lender's reasonable discretion); or One Hundred Twenty percent (120%) of the allocated Loan amount for each Mortgaged Property as set forth on Schedule C, attached hereto.

4.14 Entire Agreement. This Mortgage, together with the other Loan Documents executed in connection herewith, constitutes the entire agreement and understanding among the parties relating to the subject matter hereof and supersedes all prior proposals, negotiations, agreements, and understandings relating to such subject matter. In entering into this Mortgage, Mortgagor acknowledges that it is not relying on any representation, warranty, covenant, promise, assurance, or other statement of any kind made by the Mortgagee or by any employee or agent of the Mortgagee.

4.15 PROVISIONAL REMEDIES: FORECLOSURE AND INJUNCTIVE RELIEF: Nothing shall be deemed to apply to limit the right of Lender to: (a) exercise self-help remedies, (b) foreclose judicially or non-judicially against any real or personal property collateral, or to exercise judicial or non-judicial power of sale rights, (c) obtain from a court provisional or ancillary remedies (including, but not limited to, injunctive relief, a writ of possession, prejudgment attachment, a protective order or the appointment of a receiver) or (d) pursue rights against Borrower or any other party in a third party proceeding in action bought against Lender (including, but not limited to, actions in bankruptcy court). Lender may exercise the rights set forth in the foregoing clauses (a) through (d), inclusive, before, during, or after the pendency of any proceeding

4.16 State Specific Provisions.

Foreclosure. Mortgagee may institute an action to foreclose this Mortgage against the Mortgaged Property, or take such other action at law or in equity for the enforcement of this Mortgage and realization on the mortgage security or any other security herein or elsewhere provided for, as the law may allow, and may proceed therein to final judgment and execution for the entire unpaid balance of the principal debt, with interest at the rate stipulated in the Note to the date of default, and thereafter at the Default Rate specified in the Note, together with all other sums due by Mortgagor in accordance with the provisions of the Note and this Mortgage, including all sums which may have been loaned by Mortgagee to Mortgagor after the date of this Mortgage, and all sums which may have been advanced by Mortgagee for taxes, water or sewer rents, charges or claims, payments on prior liens, completion of construction of improvements, insurance or repairs to the Mortgaged Property, all costs of suit, together with interest at such Default Rate on any judgment obtained by Mortgagee from and after the date of any foreclosure sale until actual payment is made as of the full amount due Mortgagee, and reasonable attorneys' fees for collection, or Mortgagee may foreclose only as to the sum past due with interest and costs as above provided, without injury to this Mortgage or the displacement or impairment of the remainder of the lien thereof, and at such foreclosure sale the Mortgaged Property shall be sold subject to all remaining items of Indebtedness; and Mortgagee may again foreclose, in the same manner, as often as there may be any sum past due. In the event Mortgagee forecloses this Mortgage against the Mortgaged Property, Mortgagee may, at its option and in its sole and absolute discretion, assume all rights (but not the obligation unless consented to by Mortgagee) as owner of the Mortgaged Property, and to assume all rights and privileges of Mortgagor thereunder; or

If the Indebtedness shall have become due and payable, whether by lapse of time or by acceleration, then and in

Loan #[redacted]

every such case Mortgagor confer upon Mortgagee the authority and power to proceed to protect and enforce its rights by a suit or suits in equity or at law, either for the specific performance of any covenant or agreement contained herein or in the Loan Documents, or in aid of the execution of any power herein or therein granted, or for the foreclosure of this Mortgage by advertisement or action, or for the enforcement of any other appropriate legal or equitable remedy.

If Mortgagee invokes the STATUTORY POWER OF SALE, Mortgagee shall mail a copy of a notice of sale to Mortgagor, and to other persons prescribed by applicable law, in the manner provided by applicable law. Mortgagee shall publish the notice of sale, and the Mortgaged Property shall be sold in the manner prescribed by applicable law. Mortgagee or its designee may purchase the Mortgaged Property at any sale. The proceeds of the sale shall be applied in the following order: **(a)** to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; **(b)** to all sums secured by this Mortgage; and **(c)** any excess to the person or persons legally entitled to it in accordance with the terms of this Mortgage.

Pursuant to the provisions of ILCS 5/31.5, the mere recordation of this Mortgage entitles Mortgagee immediately to collect and receive Rents upon the occurrence of an Event of Default, as defined, without first taking any acts of enforcement under applicable law, including providing notice to Mortgagor, filing foreclosure proceedings, or seeking the appointment of a receiver. Further, Mortgagee's right to Rents does not depend on whether or not Mortgagee takes possession of the Mortgaged Property as permitted herein. In Mortgagee's sole discretion, Mortgagee may choose to collect Rents either with or without taking possession of the Mortgaged Property.

(a) The powers of a receiver listed is 735 ILCS 5/15-1704 shall be added to all the powers of a receiver listed in this Mortgage.

(b) If any provision of this Mortgage is inconsistent with any applicable provision of the Illinois Mortgage Foreclosure Law, 735 ILCS 5/15-1101, et seq. (the "Act"), the provision of the Act shall take precedence over the provisions of this Mortgage, but shall not invalidate or render unenforceable any other provision of this Mortgage that can fairly be construed in a manner consistent with the Act.

(c) Without in any way limiting any of Mortgagee's rights, remedies, powers and authorities under this Mortgage, and in addition to all of such rights, remedies, powers, and authorities, the Mortgagee shall also have all rights, remedies, powers and authorities permitted to the holder of a mortgage under the Act, as the same may be amended from time to time. If any provision of this Mortgage shall grant to Mortgagee any rights, remedies, powers or authorities upon default of the Mortgagor which are more limited than what would be vested in Mortgagee under the Act in the absence of said provision, Mortgagee shall have what would be vested under the Act.

(d) Without limitation, all expenses (including reasonable attorneys' fees and expenses) incurred by Mortgagee, to the extent reimbursable under 735 ILCS 5/15-1510, 5/15-1512, or any other provision of the Act, whether incurred before or after any judgment of foreclosure, shall be added to the indebtedness secured by this Mortgage and included in the judgment of foreclosure.

(e) In no event shall the principal indebtedness secured hereby exceed two (2) times the face amount of the Note.

WI STATUTORY WAIVERS. THE MORTGAGOR, ON BEHALF OF ITSELF AND ALL PERSONS NOW OR HEREAFTER INTERESTED IN THE MORTGAGE PROPERTY, VOLUNTARILY AND KNOWINGLY HEREBY ACKNOWLEDGES THAT THE TRANSACTION OF WHICH THIS MORTGAGE IS A PART IS A TRANSACTION WHICH DOES NOT INCLUDE EITHER AGRICULTURAL REAL ESTATE (AS DEFINED IN THE ACT), OR RESIDENTIAL REAL ESTATE (AS DEFINED IN THE ACT). THE MORTGAGOR, ON ITS OWN BEHALF AND ON BEHALF OF EACH AND EVERY PERSON ACQUIRING ANY INTEREST IN OR TITLE TO THE MORTGAGED PROPERTY SUBSEQUENT TO THE DATE OF THIS MORTGAGE, HEREBY IRRECVOCABLY WAIVES PURSUANT TO 735 ILCS 5/15-1601 OF THE ACT ANY AND ALL RIGHTS OF REINSTATEMENT (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REINSTATMENT PROVIDED FOR IN 735 ILCS 5/15-1602) OR REDEMPTION FROM SALE OR FROM OR UNDER ANY ORDER, JUDGMENT OR DECREE OF FORECLOSURE OF THIS MORTGAGE (INCLUDING, WITHOUT LIMITATION, ALL RIGHTS OF REDEMPTION PROVIDED FOR IN 735 ILCS 5/15-1603) OR UNDER ANY POWER CONTAINED HEREIN OR UNDER ANY SALE PURUANT TO ANY STATUTE, ORDER, DECREE OR JUDGMENT OF ANY COURT.

Loan #[redacted]

LIMITED USE PROPERTY RIGHT, A DISTINCT, EXCLUSIVE, PURCHASING CONTRACT AND CONTRACTUAL LICENSE(S) OR FOR ANY OTHER PURPOSE

LICENSED PROPERTY OF INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

NOW, THEREFORE, If the Note and any Indebtedness secured by this Mortgage shall be well and truly paid according to their tenor and if all the terms, covenants, conditions, and agreements of the Mortgagor contained herein and in the Note and Loan Documents, shall be fully and faithfully performed, observed, and complied with, then this mortgage deed shall be void, but shall otherwise remain in full force and effect.

[*No further text on this page; signatures appear on the following page*]

Loan #[redacted]

LICENSED TO PROPERTY WISE, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SALE, RELEASE OR FOR RESALE IN BULK FORM.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage as of **July 28, 2020**

Borrower: East Town Management, LLC,
a Wisconsin Limited Liability Company

By: Christopher E. Knight, Member

State of Wisconsin

County of Waukesha

On this, the 28th of **July 2020** before me, the undersigned, personally appeared, **Christopher E. Knight, Member** of **East Town Management, LLC** known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]

Notary Public

Print Name

7/20/2024

My Commission Expires

Loan #[redacted]

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

SCHEDULE 1
PROPERTY LIST

Property(ies) commonly known as: **1931 S 59th Street, West Allis, WI 53219 and 2510 W Juneau Avenue, Milwaukee, WI 53233**

Loan #[redacted]

SCHEDULE A
LEGAL DESCRIPTION

LICENSED TO PROPERTY INSIGHT, LLC, PURSUANT TO RPC PURCHASING.COM LICENSE AGREEMENT. DO NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

Parcel I:

All that part of Lot 10 in Block 7 in McGeoch Farm Subdivision No. 1, lying Northerly and Northeasterly of the following: Commencing at a point in the West Line of said Lot 10, which point is 12.50 feet South of the Northwest corner of said Lot 10; Thence Easterly and Parallel to the Northerly Line of said Lot 10, 9.22 feet to a point; Thence Southeasterly in a straight line to the intersecting point of the Northerly line of the West Beloit Road and the Westerly line of South 59th Steet, all in the Southwest 1/4 of Section 2, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Parcel #: 4550088000

Parcel II:

Lot 14, in Block 13, in Hamm's (P&J) Subdivision No. 1, part of the Southwest 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Parcel #: 3640601000

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

SCHEDULE B
PERMITTED ENCUMBRANCES

Loan #[redacted]

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

SCHEDULE C
ALLOCATED AMOUNTS FOR MORTGAGED PROPERTIES

Property Address	Allocated Loan Amount
1931 S 59th Street, West Allis, WI 53219	$126,000.00
2510 W Juneau Avenue, Milwaukee, WI 53233	$119,000.00

Loan #[redacted]

EXHIBIT "C"

DOC # 11004372
RECORDED
07/30/2020 01:36 PM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

COLLATERAL ASSIGNMENT OF LEASES AND RENTS

Document Number

Document Name

Recording Area

Name and Return Address
Lima One Capital, LLC
201 E McBee Ave, Ste 300
Greenville SC 29601

4550088000 & 3640601000
Parcel Identification Number (PIN)

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: [Enter Data]
WRDS Rev. 12/22/2010

Doc Yr: 2020 Doc# 11004372 Page# 1 of 8

Requested By: venkatesulu.c, Printed: 9/13/2025 5:14 AM

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LICENSED TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, A DIVISION OF CTIC. FOR USE BY LICENSEE, OR ITS AGENTS, IN NEW BULK FORM.

After Recording Return to:

Lima One Capital, LLC
201 East McBee Avenue Suite 300,
Greenville, SC 29601

East Town Management, LLC
$245,000.00
July 28, 2020

COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT made as of **July 28, 2020**, by **East Town Management, LLC, a Wisconsin Limited Liability Company** having its principal place of business at **1600 Longwood Avenue, Elm Grove, WI 53122** (the "Assignor") in favor of **Lima One Capital, LLC, a Georgia Limited Liability Company** at its principal place of business at **201 East McBee Avenue Suite 300, Greenville, SC 29601** (the "Assignee").

WITNESSETH

FOR VALUE RECEIVED, Assignor hereby grants, transfers, and assigns to Assignee, any and all leases or leases, with amendments, if any, and all month-to-month tenancies with respect to portions or all of the real property known **1931 S 59th Street, West Allis, WI 53219 and 2510 W Juneau Avenue, Milwaukee, WI 53233** and more particularly described on **SCHEDULE A**, attached hereto and made a part hereof (the "Premises"), and any extensions and renewals thereof and any guarantees of the lessee's obligations thereunder, and all rents, income, and profits arising from the leases and extensions and renewals thereof, if any, and together with all rents, income, and profits due or to become due from the Premises and from any and all of the leases or tenancies for the use and occupancy of the Premises or any part thereof which are now in existence or which may be created in the future during the term of this Assignment, whether or not recorded; together with and including, the Assignor's entire interest in any lease, tenancy, rental, or occupancy agreement now existing or which may be made hereafter affecting the Premises (all of the aforementioned leases and tenancies, now or hereafter existing, are hereinafter referred to as the "Lease" or "Leases") and together with all the right, power, and authority of the Assignor to alter, modify, or change or to terminate the term thereof or accept a surrender thereof or to cancel the same or to waive or release the lessee from the performance or observance by the lessee of any obligation or condition thereof or to accept rents or any other payments thereunder for more than thirty (30) days prior to accrual, for the purposes of securing **(a)** payment of all sums now or at any time hereunder due the Assignee as evidenced by that certain Commercial Promissory Note from Assignor, in the amount of up **to $245,000.00** of even date herewith, including any extensions or renewals thereof (the "Note"), and secured by an Commercial Mortgage, Security Agreement and Fixture Filing from Assignor, of even date herewith (the "Mortgage"), which Mortgage will be recorded on the date that this instrument is recorded, and **(b)** performance and discharge of each and every obligation, covenants, and agreement contained herein and in the Mortgage, the Note, and any and all other documents executed and/or delivered in connection therewith.

Assignor and Assignee further hereby agree as follows (all capitalized terms used herein but not defined herein shall have the meaning ascribed in the Loan Agreement):

(1) Performance of Leases. Assignor shall at all times keep, perform, and observe all of the covenants, agreements, terms, provisions, conditions, and limitations of each lease affecting the Premises on its part to be kept, and performed thereunder. Assignor shall not, without the written consent of Assignee, directly or indirectly cancel, terminate, waive or release any lessee from the performance or observance of any obligation or condition thereof, or accept any surrender or modify or amend any lease affecting the Premises, or accept rents or any payments thereunder for more than thirty (60) days prior to accrual.

(2) Prohibition of Transfer. So long as the Note shall remain unpaid or the Mortgage unreleased, Assignor shall not convey the Premises to any lessee or to anyone else.

(3) Rental Information. Assignor shall, during the term of the Note, at the request of Assignee, deliver to Assignee all information related to each Lease and the Mortgaged Property required by the Loan Agreement.

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LICENSED TO SECURITY 1ST TITLE, DIVISION OF CSC TITLE AGENCY, LLC. UNAUTHORIZED REPRODUCTION, DISTRIBUTION OR RESALE IN BULK IS PROHIBITED.

(4) Subsequent Leases. All subsequent Leases and tenancies for the use and occupation of the Premises or any part thereof shall be and are hereby made subject to all of the terms of this Assignment. Assignor agrees to deliver copies of all subsequent Leases to Assignee promptly upon their execution.

(5) Indemnification. Assignee shall not be obligated to perform or discharge any obligation under any Lease, or under or by reason of this Assignment, and Assignor hereby agrees to indemnify Assignee against and hold it harmless from any and all liability, loss, or damage which it may incur under any Lease or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligation or undertaking on its part to perform or discharge any of the terms of any Lease; should Assignee incur any such liability, loss, or damage under any Lease or under or by reason of this Assignment, or in defense against any such claims or demands, the amount thereof, including costs, expenses, and reasonable attorneys' fees, together with interest thereon at the rate set forth in the Note, shall be secured hereby and by the Mortgage, and Assignor shall reimburse Assignee therefor immediately upon demand.

(6) Right to Enter and Possess.

(a) Upon or at any time after default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage, or the Note or the Loan Agreement, or in any other document, instrument, or agreement executed and/or delivered in connection herewith or therewith, or in Assignor's covenants in any Lease, Assignee may, at its option, without notice, and without regard to the adequacy of the security for the indebtedness hereby secured, in person or by agent, with or without bringing any action, suit, or proceeding: **(1)** enter upon and take possession of the Premises, and have, hold, manage, lease, and operate the same on such terms, employing such management agents, and for such period of time as Assignee may deem proper; **(2)** collect and receive all rents, issues, and profits of the Premises, including those past due, with full power to make from time to time all alterations, renovations, repairs, or replacements thereto as it may deem proper and make, enforce, modify, and accept the surrender of any Leases; **(3)** fix or modify rents; **(4)** do all things required of or permitted to Assignor under any Lease; **(5)** do any acts which Assignee deems proper to protect the security hereof until all indebtedness secured hereby is paid in full; **(6)** either with or without taking possession of the Premises, in its own name, sue for or otherwise collect and receive all rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorneys' fees, management agents' fees, and, if Assignee manages the Premises with its own employees, an amount equal to the customary management agents' fees charged for similar property in the area where the Premises are located, upon any indebtedness secured hereby in such order as Assignee may actually receive from the Premises. Nothing contained in the foregoing provisions shall impair or affect any right or remedy which the Assignee might now or hereafter have, were it not for such provisions, but the rights herein given shall be in addition to any others which the Assignee may have hereunder or in any of the other Loan Documents.

(b) Assignee shall not be accountable for more monies than it actually receives from the Premises; nor shall it be liable for failure to collect rents for any reason whatsoever. It is not the intention of the parties hereto that an entry by Assignee upon the Premises under the terms of this instrument shall constitute Assignee as a "Mortgagee in possession" in contemplation of law, except at the option of Assignee. Assignor shall facilitate, in all reasonable ways, any action taken by Assignee under this **Section 6** and Assignor shall, upon demand by Assignee, execute a written notice to each lessee and occupant directing that rent and all other charges be paid to Assignee.

(7) Representations and Warranties. Assignor hereby represents and warrants that:

(a) Assignor has not executed any prior assignment or pledge of any of its rights as lessor under any Lease, nor are its rights encumbered with respect to any Lease, or any of the rents, income, or profits due or to become due from the Premises, except that they are encumbered by the Mortgage and herein;

(b) Assignor has good right to assign any Lease and the rents, income, and profits due or to become due, from the Premises;

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(c) Each Lease assigned hereunder is an Eligible Lease to an Eligible Tenant;

(d) Assignor has not done anything that might prevent Assignee from or limit Assignee in acting under the provisions hereof;

(e) Assignor has not accepted rent under any Lease or under any rental or occupancy agreement more than Sixty (60) days in advance of its due date;

(f) All present Leases, together with all amendments and modifications thereto and all collateral agreements, letter agreements, waivers, and other documents affecting said Leases are valid, enforceable, and unmodified, and copies thereof have been furnished to Assignee, and there is no present default by any party thereto.

(8) Assignor's Rights Prior to Default. So long as there is no default in the payment of any indebtedness secured hereby or in the performance of any obligation, covenant, or agreement herein or in the Mortgage, Note, or any other document, instrument, or agreement executed and/or delivered in connection therewith or evidencing or securing said indebtedness, Assignor shall have the right to collect, but not more than thirty (30) days prior to accrual, all rents, issues, and profits from the Premises and to retain, use, and enjoy the same.

(9) Successors and Assigns. All rights of Assignee in, to, and under this Agreement and any other instrument or document executed and/or delivered in connection herewith shall pass to and may be exercised by any assignee thereof. Assignor agrees that, in the event of an assignment of this Agreement and notice of such assignment to Assignor, the liability of Assignor to a holder for value of this Agreement shall be immediate and absolute and not affected by any actions of Assignee and that Assignor will not set up any claim against Assignee as a defense, counterclaim, or setoff to any action for the unpaid balance owed under this Agreement or for possession brought by said holder. All rights of Assignee hereunder shall inure to the benefit of its successors and assigns and any subsequent holder of the Note, and all Obligations of Assignor shall bind the heirs, executors, administrators, successors, and assigns of Assignor.

(10) Release of Mortgage. Upon the payment in full of all indebtedness secured hereby, as evidenced by the recording or filing of a full release of the Mortgage executed by the then holder of the Mortgage, this Assignment shall become and be void and of no effect.

(11) Modification. This Assignment may not be changed orally, but only by an agreement in writing and signed by the party or parties against whom enforcement of any waiver, change, modification, or discharge is sought.

(12) Miscellaneous. Assignee may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals, or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of the rights and remedies under the Note and the Mortgage, but this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by the Assignee under the terms thereof. The right of Assignee to collect said indebtedness and to enforce any other security therefor held by it may be exercised by Assignee prior to, simultaneously with, or subsequent to any action taken by it hereunder. Any failure by Assignee to insist upon the strict performance by Assignor of any of the terms and provisions hereof shall not be deemed a waiver of any of the terms and provisions hereof, and Assignee may thereafter insist upon strict performance.

(13) Headings. The headings of the sections of this Assignment are for convenience of reference only, are not to be considered a part hereof and shall not limit or expand or otherwise affect any of the terms hereof.

(14) Severability. If any term, clause, or provision hereof shall be adjudged to be invalid or unenforceable, the validity or enforceability of the remainder shall not be affected thereby and each such term, clause, and provision shall be valid and enforceable to the fullest extent permitted by law.

(15) Jurisdiction. **AT LENDER'S ELECTION, TO BE ENTERED IN ITS SOLE DISCRETION, ANY LEGAL SUIT, ACTION OR PROCEEDING AGAINST BORROWER OR LENDER ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE OTHER LOAN DOCUMENTS SHALL BE**

INSTITUTED IN ANY FEDERAL OR STATE COURT IN South Carolina, AND BORROWER WAIVES ANY OBJECTION WHICH IT MAY NOW OR HEREAFTER HAVE TO THE LAYING OF VENUE OF ANY SUCH SUIT, ACTION OR PROCEEDING, AND HEREBY IRREVOCABLY SUBMITS TO THE JURISDICTION OF ANY SUCH COURT IN ANY SUIT, ACTION OR PROCEEDING.

[*This space intentionally left blank*]

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

IN WITNESS WHEREOF, the Assignment has been duly signed, sealed, and acknowledged and delivered on **July 28, 2020.**

ASSIGNOR HEREBY ACKNOWLEDGES THAT IT HAS RECEIVED A TRUE COPY OF THIS ASSIGNMENT WITHOUT CHARGE.

ASSIGNOR: **East Town Management, LLC,**
a Wisconsin Limited Liability Company

By: Christopher E. Knight, Member

State of Wisconsin

County of Waukesha

On this, the 28th of **July 2020** before me, the undersigned, personally appeared, **Christopher E. Knight, Member** of **East Town Management, LLC** known to me, or satisfactorily proven to be the person whose name subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seals.

[SEAL]

Notary Public

Print Name

My Commission Expires 7/20/2024

LICENSED TO OPEN E INSIGHT, A DIVISION OF EQ PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE OR FOR RESALE IN BULK FORM.

Assignment of Leases and Rents Loan #[redacted]

LICENSED TO PROPERTY INSIGHT, A DIVISION OF EC PURCHASING.COM INC. AND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

SCHEDULE A
PROPERTY DESCRIPTION

Property address commonly known as: **1931 S 59th Street, West Allis, WI 53219 and 2510 W Juneau Avenue, Milwaukee, WI 53233**

LICENSED TO PROPERTY (1)SIF(1)7A, (1)(1)OEC PURCHASING.COM, C, ND NOT FOR SUBLICENSE, RELICENSE, OR FOR RESALE IN BULK FORM.

LEGAL DESCRIPTION

Parcel I:

All that part of Lot 10 in Block 7 in McGeoch Farm Subdivision No. 1, lying Northerly and Northeasterly of the following: Commencing at a point in the West Line of said Lot 10, which point is 12.50 feet South of the Northwest corner of said Lot 10; Thence Easterly and Parallel to the Northerly Line of said Lot 10, 9.22 feet to a point; Thence Southeasterly in a straight line to the intersecting point of the Northerly line of the West Beloit Road and the Westerly line of South 59th Steet, all in the Southwest 1/4 of Section 2, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Parcel #: 4550088000

Parcel II:

Lot 14, in Block 13, in Hamm's (P&J) Subdivision No. 1, part of the Southwest 1/4 of Section 19, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin.

Parcel #: 3640601000

EXHIBIT "D"

UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF WISCONSIN

In re:

East Town Management, LLC, Case No. [redacted]

Chapter 11(Subchapter V)

Debtor.

PLAN OF REORGANIZATION FOR EAST TOWN MANAGEMENT, LLC, AS MODIFIED NOVEMBER 19, 2024

Background for Cases Filed Under Subchapter V

A. Description and History of the Debtor's Businesses

East Town Management, LLC (the "Debtor") is single member entity. Its sole member is Christopher Knight. Throughout its history, the Debtor has purchased, restored, and rented out residential properties throughout the City of Milwaukee. The rental income from the properties is one source of the Debtor's revenue. In addition, the Debtor also earns management fees managing rental properties for other owners and commissions acting as a consultant for construction projects. The Debtor also earns commissions for the sale of real estate.

In 2022, the Debtor began to experience cash-flow problems following a dispute with one of its lenders. Unable to reach a resolution on the dispute, the lender filed a lawsuit that triggered defaults under the Debtor's other lending agreements. The litigation prevented the Debtor from obtaining favorable terms for financing causing further distress. The increasing costs resulted in payment defaults to the Debtor's primary lender, Lima One Capital. The Debtor was forced to file a voluntary petition under chapter 11 of the United States Bankruptcy Code (the "Code") with the United States Bankruptcy Court for the Eastern District of Wisconsin (the "Court") to reorganize and preserve the value of its estate. The case was assigned case number 24-20856 (the "Case").

B. Description of Chapter 11 Proceedings

After the chapter 11 filing on February 26, 2024 (the "Petition Date"), the Debtor continued to operate as a debtor-in-possession. Following the filings, the Debtor obtained an order authorizing adequate protection payments and use of cash collateral. On April 3, 2024, the meeting of creditors for the Debtor was held and concluded. The deadline to file proofs of claim or interest was May 6, 2024, except for claims of governmental units provided for by 11 U.S.C. § 502(b)(9).

The Plan of Reorganization (the "Plan") is proposed under subchapter v pursuant to 11 U.S.C. § 1189.

C. Liquidation Analysis

To confirm this Plan, the Court must find that all creditors and interest holders who do not accept the Plan will receive at least as much under the Plan as creditors and interest holders would receive in a liquidation under chapter 7 of the Code. The liquidation analysis required by § 1190 of the Code is attached to this Plan as Exhibit 4. In a chapter 7 liquidation, the Debtor estimates that nothing would be paid to unsecured creditors.

D. Ability to Make Future Plan Payments and Operate Without Further Reorganization

A plan proponent (here, the Debtor) must also show that it will have enough cash over the life of the Plan to make the required Plan payments. Section 1190 of the Code requires that a Plan must provide projections that support the ability to make all payments required by the Plan.

The Debtor, as Plan proponent, has provided a plan summary as Exhibit 1 and projected financial information as Exhibit 2.

Exhibit 2 contains the projected regular income from the operations of the Debtor. The financial projections show the Debtor will have projected disposable income (as defined by § 1191(d) of the Code) for the period described in § 1191 (c)(2) of approximately $80,000.

Christopher Knight will continue to manage the Debtor under the Plan. Mr. Knight will receive annual compensation of $92,340 before taxes, which compensation is included in the projections on Exhibit 2. Mr. Knight will also receive a credit for rent at the Lone Tree Property.

For all projections, the Debtor assumes that increases in revenue due to inflation will also result in expenses increasing at the same rate with a net effect over three years of the projected disposable incomes remaining constant.

The final Plan payment is expected to be paid three years after the Effective Date. Secured creditors will be paid over a longer period of time.

You should consult with your accountant or other financial advisor if you have any questions pertaining to the financial projections on Exhibits 1 through 4.

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SPECIFIC PLAN TERMS

ARTICLE 1: SUMMARY

This Plan is being proposed under subchapter V of chapter 11 of the Code. It proposes to pay creditors of the Debtor from future income from operations.

This Plan, which is also summarized on Exhibit 1, provides for:

[13]	**Classes of secured claims** Class 1 – WSFS Class 2 – Lima One Class 3 – WSFS Class 4 – WSFS Class 5 – Lima One Class 6 – WSFS Class 7 – Lima One Class 8 – WSFS Class 9 – Home Rehab Lending Class 10 – Home Rehab Lending Class 11 – Home Rehab Lending Class 12 – Matt Happ Class 13 – Matt Happ
[1]	**Classes of non-priority unsecured claims:** Class 14 – Unsecured Creditors
[1]	Class 15 – Equity Interests

Payment of non-priority unsecured claims. Non-priority unsecured creditors holding allowed claims will receive distributions from the Debtor's projected disposable income. As shown on Exhibit 1, the Debtor has valued distributions to non-priority claims at approximately 3 cents on the dollar. Distributions will be made annually on or before the last day of the month after the 12th, 24th and 36th month of the Plan. This will permit the Reorganized Debtor to have the benefit of a full year of net income to fund the annual distributions. By way of example, if the Effective Date occurs August, 2024, the first annual disbursement to non-priority unsecured creditors would be due before the last day of September 2025.

Payment of administrative expenses: This Plan provides for payment of administrative expenses in the amount of up to $20,000 on the Effective Date of the Plan with the balance of approved compensation to Debtor's counsel paid in twelve equal monthly payments.[1]

All creditors and equity security holders should refer to Articles 2 through 4 of this Plan for information regarding the precise treatment of their claim.

Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one. (If you do not have an attorney, you may wish to consult one.)

ARTICLE 2: CLASSIFICATION OF CLAIMS AND INTERESTS

2.01: Class 1. The Class 1 claim of Wilmington Savings Fund Society, FSB, ("WSFS"), not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2021-2, is secured by first mortgages against real property located at 1931 S. 59th Street, West Allis, WI 53219 (the "South 59th Street Property") and 2510 W. Juneau Avenue, Milwaukee, WI 53233 ("2510 W. Juneau Ave."). The Class 1 claim is further secured by an assignment of leases and rents and insurance proceeds of approximately $60,000.00 held by WSFS. The Class 1 claim of WSFS is for money loaned in the amount of $245,000 under Loan Agreement dated July 28, 2020. WSFS filed proof of claim number 13 in the amount of 278,252.

If WSFS votes to accept the Plan, the Class 1 claim shall be deemed to be secured in the amount of $240,000. If WSFS rejects the Plan, the Class 1 claim shall be deemed to be secured in the amount of $174,000 or an amount otherwise determined by the Court.

WSFS's Class 1 secured claim shall be satisfied in part through the surrender of the South 59th Street Property. The transfer shall be completed via quit claim deed executed on or before the Effective Date. The transfer of the property shall be valued at $115,000. After the transfer of the South 59th Street Property, the Class 1 secured claim shall have a remaining balance of $125,000 if WSFS votes to accept the Plan and, if WSFS votes to reject the Plan, $59,000 or an amount otherwise determined by the Court.

During the time that 2510 W. Juneau Ave. is under repair and not rented, the Reorganized Debtor shall pay interest only payments, at a fixed rate of 7.00% (the "Renovation Period"). The Renovation Period shall not exceed nine months from the Effective Date. WFS shall release an initial disbursement of $10,000.00 for repairs on or before November 27, 2024. Thereafter the Debtor shall contact WSFS to request inspection(s) of the property to obtain additional release(s) of insurance proceeds for remaining repair work until all funds have been disbursed or the property has been fully repaired, whichever occurs first. WSFS shall conduct additional inspection(s) within ten (10) business days (the "Inspection Period") of receiving the request from the Debtor. If an inspection is not conducted within the Inspection Period the additional release(s) shall be deemed approved. Any additional release(s) shall be disbursed to the Debtor within 48 hours of inspection

[1] The "Effective Date" is determined by Section 8.02 of the Plan.

or expiration of the Inspection Period. Upon conclusion of the Renovation Period, the Reorganized Debtor shall pay the remaining balance in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.00% per annum and amortized so that the full remaining balance is repaid by August 1, 2050. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be responsible for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the conclusion of the Renovation Period. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. WSFS's Class 1 claim is impaired by the Plan.

To the extent the allowed Class 1 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS' general unsecured claim from its Class 1 claim is estimated to be $163,252 as shown on Exhibit 3.

2.02: Class 2. The Class 2 claim of Lima One Capital, LLC ("Lima One") is secured by first mortgages against real property located at 3282-3284 N. 40th Street Milwaukee, WI 53216 (the "40th Street Property") and 2417-2419 W Greenfield Avenue, Milwaukee, WI 53204 (the "Greenfield Property"). The Class 2 claim is further secured by an assignment of leases and rents. The Class 2 claim of Lima One is for money loaned in the amount of $104,300 under Loan Agreement dated May 21, 2021. Lima One filed proof of claim number 4 in the amount of $141,182. The Class 2 claim is deemed to be secured in the amount of $137,000.

Lima One's Class 2 secured claim shall be satisfied in full through the surrender of the 40th Street Property and Greenfield Property. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

3284 N. 40th Street Milwaukee, WI 53216	$42,000
2417-2419 W Greenfield Avenue, Milwaukee, WI 53204	$95,000

To the extent the allowed Class 2 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 2 claim is estimated to be $4,182 as shown on Exhibit 3. Lima One's Class 2 secured claim is unimpaired by the Plan.

2.03: Class 3. The Class 3 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2022-INV1 Trust, is secured by first mortgages against real property located at 3339-3341 W Juneau Ave., Milwaukee, WI 53208 (the "West Juneau Avenue Property"); 420-422 N 29th Street, Milwaukee, WI 53208 (the "420-422 N. 29th Street"); 3919-3921 W. Cherry St., Milwaukee, WI 53208 ("3919-3921 W. Cherry St."); 1537-1539 N. 37th Street, Milwaukee, WI 53208 (the "North 37th Street Property"); and 1548 S 9th Street, Milwaukee, WI 53204 ("1548

South 9th Street"). The Class 3 claim is further secured by an assignment of leases and rents. The Class 3 claim of WSFS is for money loaned in the amount of $390,980 under Loan Agreement dated November 18, 2021. WSFS filed proof of claim number 19 in the amount of $525,570.

If WSFS votes to accept the Plan, the Class 3 claim shall be deemed to be secured in the amount of $392,000. If WSFS rejects the Plan, the Class 3 claim shall be deemed to be secured in the amount of $324,000, or an amount otherwise determined by the Court. WSFS's Class 3 secured claim shall be satisfied in part through the surrender of 420-422 N. 29th Street and North 37th Street Property. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

[redacted] N 29th Street, Milwaukee, WI 53208	$75,000
1537-1539 N. 37th Street, Milwaukee, WI 53208	$71,000

After the transfer of the North 29th Street Property and North 37th Street property, and South 9th Street Property, the Class 3 secured claim shall have a remaining balance of $246,000 if WSFS votes to accept the Plan. If WSFS votes to reject the Plan, the Class 3 secured claim shall have a remaining balance of $178,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the remaining balance in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 5.85% per annum and amortized so that the full remaining balance is repaid by December 1, 2051. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. WSFS's Class 3 claim is impaired by the Plan.

To the extent the allowed Class 3 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS's general unsecured claim from its Class 3 claim is estimated to be upwards of $201,570 as shown on Exhibit 3.

2.04: Class 4. The Class 4 claim of WSFS, solely as trustee of MFA 2022-INV1 Trust, is secured by first mortgages against real property located at 2475 W. Keefe Avenue, Milwaukee, WI 53206 ("2475 W. Keefe Ave."); 3739 W. Kilbourn Avenue, Milwaukee, WI 53208 ("3739 W. Kilbourn Ave.") ; and 3046 N. 2nd Street, Milwaukee, WI 53212 ("3046 N. 2nd Street"). The Class 4 claim is further secured by an assignment of leases and rents. The Class 4 claim of WSFS is for money loaned in the amount of $187,800 under Loan Agreement dated December 30, 2021. WSFS

filed proof of claim number 18 in the amount of $260,477. The Class 4 claim is deemed to be secured in the amount of $152,000.

WSFS's Class 4 secured claim shall be satisfied in full through the surrender of 2475 W. Keefe Ave., 3739 W. Kilbourn Ave., and 3046 N. 2nd Street. The transfers shall be completed via quit claim deeds executed on or before the Effective Date. The properties shall be apportioned the following values:

2475 W. Keefe Ave.	$30,000
3739 W. Kilbourn Ave.	$62,000
3046 N. 2nd Street	$60,000

To the extent the allowed Class 4 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS's general unsecured claim from its Class 4 claim is estimated to be $108,477 as shown on Exhibit 3. WSFS's Class 4 secured claim is unimpaired by the Plan.

2.05: Class 5. The Class 5 claim of Lima One is secured by first mortgages against real property located at 2728-2730 N. 37th Street, Milwaukee, WI 53210 ("2728-2730 N. 37th Street"); 1556 W. Mitchell Street, Milwaukee, WI 53204 ("1556 W. Mitchell Street"); 2438-2440 N. 51st Street, Milwaukee, WI 53210 ("2438-2440 N. 51st Street"). The Class 5 claim is further secured by an assignment of leases and rents. The Class 5 claim of Lima One is for money loaned in the amount of $356,250 under Loan Agreement dated March 9, 2022. Lima One filed proof of claim number 15 in the amount of $481,466. The Class 5 claim is deemed to be secured in the amount of $325,000.

Lima One's Class 5 secured claim shall be satisfied in full through the surrender of 2728-2730 N. 37th Street, 1556 W. Mitchell Street, and 2438-2440 N. 51st Street. The transfer shall be completed via quit claim deed executed on or before the Effective Date. The transfer of the property shall be valued at $60,000. The properties shall be apportioned the following values:

2728-2730 N. 37Th Street	$60,000
1556 W. Mitchell Street	$135,000
2438-2440 N. 51st Street	$130,000

To the extent the allowed Class 5 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 5 claim is estimated to be $156,466 as shown on Exhibit 3. Lime One's Class 5 secured claim is unimpaired by the Plan.

2.06: Class 6. The Class 6 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2022-INV2 Trust, is secured by first mortgages against real property located at 3901 N. Port Washington Avenue, Milwaukee, WI 53212 ("3901 N. Port Washington"); 747 S. 23rd Street, Milwaukee, WI 53204 ("747 S. 23rd Street"); and 3223 N. 16th Street, Milwaukee, WI 53206 ("3223 N. 16th Street"). The Class 6 claim is further secured by an assignment of leases and rents. The Class 6 claim of WSFS is for money loaned in the amount of $351,250 under Loan Agreement dated February 28, 2020. WSFS filed proof of claim number 14 in the amount of $495,451.61. The Class 6 claim is deemed to be secured in the amount of $360,000.

WSFS's Class 6 secured claim shall be satisfied in full through the surrender of 3901 N. Port Washington, 747 S. 23rd Street, and 3223 N. 16th Street. The transfers shall be completed via quit claim deeds executed by the Reorganized Debtor on or before the Effective Date. The properties shall be apportioned the following values:

3901 N. Port Washington	$150,000
747 S. 23rd Street	$155,000
3223 N. 16th Street	$55,000

To the extent the allowed Class 6 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 6 claim is estimated to be $135,452 as shown on Exhibit 3. WSFS's Class 6 secured claim is unimpaired by the Plan.

2.07: Class 7. The Class 7 claim of Lima One is secured by first mortgages against real property located at 2963 N 36th Street, Milwaukee, WI 53210; 3920 N 22nd Street, Milwaukee, WI 53206; and 1970 S 15th Street, Milwaukee, WI 53204. The Class 7 claim is further secured by an assignment of leases and rents. The Class 7 claim of Lima One is for money loaned in the amount of $216,500 under Loan Agreement dated June 30, 2022. Lima One filed proof of claim number 5 in the amount of $293,424.

If Lima One votes to accept the Plan, the Class 7 claim shall be deemed to be secured in the amount of $229,000. If WSFS rejects the Plan, the Class 7 claim shall be deemed to be secured in the amount of $185,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the Class 7 secured claim in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.50% per annum and amortized so that the full remaining balance is repaid by July 1, 2052. Lima One shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business, and escrow deposits for taxes or insurance. Further, the Debtor will not compensate Lima One for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments

shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. Lima One's Class 7 claim is impaired by the Plan.

To the extent the allowed Class 7 claim of Lima One is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Lima One's general unsecured claim from its Class 7 claim is estimated to be upwards of $108,424 as shown on Exhibit 3.

2.08: Class 8. The Class 8 claim of WSFS, not in its individual capacity, but solely as trustee of MFA 2023-INV1 Trust, is secured by first mortgages against real property located at 3419-3421 West Juneau Avenue, Milwaukee, WI 53208. The Class 8 claim is further secured by an assignment of leases and rents. The Class 8 claim of WSFS is for money loaned in the amount of $229,250 under Loan Agreement dated October 4, 2022. WSFS filed proof of claim number 12 in the amount of $121,344.

If WSFS votes to accept the Plan, the Class 8 claim shall be deemed to be secured in the amount of $108,500. If WSFS rejects the Plan, the Class 8 claim shall be deemed to be secured in the amount of $87,000 or an amount otherwise determined by the Court.

The Reorganized Debtor shall pay the Class 8 secured claim in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.3% per annum and amortized so that the full remaining balance is repaid by November 1, 2052. WSFS shall retain all its rights, including all liens to secure its claim. The terms of the loan documents are, in connection with the Case, altered to eliminate any provision that provides for a default due to the Debtor's insolvency, filing the Case or financial condition of the Debtor's business. Further, the Debtor will not compensate WSFS for any defaults that have occurred. The Reorganized Debtor shall be obligated for the payment of real estate taxes as they come due and to continue to keep the collateral insured. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified to conform to the terms of the Plan and continue to guaranty the amount of the claim that is deemed to be secured. The loan documents are altered as provided herein. Lima One's Class 8 claim is impaired by the Plan.

To the extent the allowed Class 8 claim of WSFS is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of WSFS's general unsecured claim from its Class 8 claim is estimated to be $34,344 as shown on Exhibit 3.

2.09: Class 9. The Class 9 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1005 Lone Tree Road, Elm Grove, WI 53122. The Class 9 claim is further secured by an assignment of leases and rents, security agreement, and fixture filing. The Class 9 claim of HML is for money loaned in the amount of $440,000 later amended to increase the principal amount to $769,911. HML filed proof of claim number 11 in the amount of $916,463. Of that amount, $811,167 is attributable to the Class 9 claim. The Class 9 claim is deemed to be secured in the amount of $640,000.

The Reorganized Debtor shall pay the Class 9 secured claim in regular monthly payments of $5,293. Payments shall be applied to principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of plus 1% per annum of the prime rate as of the Effective Date, amortized over 30 years, with a balloon payment due twelve months after entry of a confirmation order of this Plan. HML shall retain all its rights, including all liens to secure its claim. The terms of the loan documents shall be amended, in connection with the Case, to, among other things, (i) eliminate any provision that provides for a default due to the Debtor's insolvency, occupancy of the collateral, filing the Case or financial condition of the Debtor's business; and (ii) provide that the Debtor shall timely pay all real estate taxes due and payable on or after the Petition Date. Further, the Debtor will not compensate HML for any defaults that have occurred. The monthly payments shall commence on the month following the Effective Date. Any guaranty shall be modified and restated to conform to the terms of the Plan and continue to (i) guaranty the amount of the claim that is deemed to be secured; and (ii) provide a security interest in the collateral previously provided in the guaranty up to the amount of the Class 9 Claim ($640,000). New documentation of the loan, guaranty and mortgage that are modified consistent with the Plan will be executed on or before the Effective Date. HML's Class 9 claim is impaired by the Plan.

To the extent the allowed Class 9 claim of HML is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of HML's general unsecured claim from its Class 9 claim is estimated to be $171,167 as shown on Exhibit 3.

2.10: Class 10. The Class 10 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1729 Linden Ave., Racine, WI 53403 (the "Linden Ave. Property"). The Class 9 claim is further secured by an assignment of leases and rents, security agreement, and fixture filing. The Class 9 claim of HML is for money loaned in the amount of $85,000. HML filed proof of claim number 11 in the amount of $916,463. Of that amount, $105,296 is attributable to the Class 10 secured claim.

HML has agreed to waive any interest in the Linden Ave. Property and accept a general unsecured claim in the amount of $67,000. HML's general unsecured claim from Class 10 shall be treated under Class 14. HML has agreed to vote in favor of the plan.

The Debtor shall retain its interest in Linden Ave. and attempt to market and sell it to satisfy the outstanding tax claim to the City of Racine. If the Debtor is unable to obtain an acceptable offer with 90 days of the Effective Date, the Debtor shall issue a deed-in-lieu to the City of Racine.

2.11: Class 11. The Class 11 claim of Home Rehab Lending ("HML") is secured by a first mortgage against real property located at 1812 N. 23rd Street, Milwaukee, WI 53205 ("1812 N. 23rd Street"). The Class 11 claim is further secured by an assignment of leases and rents. The Class 11 claim of HML is for money loaned in the amount of $50,000. The Debtor scheduled HML with a claim amount of $50,000.

HML has agreed to waive any interest in the 1812 N. 23rd Street and accept a general unsecured claim in the amount of $50,000. HML's general unsecured claim from Class 11 shall be treated under Class 14. HML has agreed to vote in favor of the plan.

The Debtor shall retain its interest in 1812 N. 23rd Street and attempt to market and sell it to satisfy the outstanding tax claim to the City of Milwaukee. If the Debtor is unable to obtain an acceptable offer with 90 days of the Effective Date, the Debtor shall issue a deed-in-lieu to the City of Milwaukee.

2.12: Class 12. The Class 12 claim of Matt Happ ("Happ") is secured by a first mortgage against real property located at 2729-2731 N 20th, Milwaukee, WI 53206 ("2729-2731 N 20th". The Class 12 claim of Happ is for money loaned in the amount of $50,000. The Debtor scheduled Happ with a claim amount of $50,000. The Class 12 claim is deemed to be secured in the amount of $32,000.

Happ's Class 12 secured claim shall be satisfied in full through the surrender of 2729-2731 N 20th. The transfer shall be completed via quit claim deed executed on or before the Effective Date. Happ's Class 12 secured claim is unimpaired by the Plan.

To the extent the allowed Class 12 claim of Happ is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Happ's general unsecured claim from his Class 12 claim is estimated to be $18,000 as shown on Exhibit 3.

2.13: Class 13. The Class 13 claim of Happ is secured by a first mortgage against real property located at 2900 N 17th Street, Milwaukee, WI 53206 ("2900 N 17th Street"). The Class 13 claim of Happ is for money loaned in the amount of $50,000. The Class 13 claim is deemed to be secured in the amount of $37,000.

Happ's Class 13 secured claim shall be satisfied in full through the surrender of 2900 N 17th Street. The transfer shall be completed via quit claim deed executed on or before the Effective Date. Happ's Class 13 secured claim is unimpaired by the Plan.

To the extent the allowed Class 13 claim of Happ is not secured, the creditor will have a general unsecured claim under Class 14. The total amount of Happ's general unsecured claim from his Class 12 claim is estimated to be $13,000 as shown on Exhibit 3.

2.14: Class 14 - All non-priority unsecured claims allowed under § 502 of the Code against the Debtor will share on a pro rata basis from a total of $50,000 paid over three years in annual distributions of $10,000 after year one, $20,000 after year two, and $20,000 after year three of the Plan. The distributions will be paid on or before the last day of the month after the 12th, 24th and 36th month of the Plan. The intent is to permit the Reorganized Debtor to have the benefit of a full year of net income to fund the annual distributions.

If the Plan is confirmed under § 1191(b), then the annual installments shall be reduced by any fees that the Subchapter V Trustee is paid for the continuing involvement to monitor payments.

2.15: Class 15 – The interests of the equity security holders in the Debtor shall retain their interests and are not impaired by the Plan.

2.16: Claims Filed as Secured that are Not Secured Claims. The only claims that are recognized as secured claims are those stated in this Article 2. The claims of Fora Financial Securitization and Markos Ramirez that have asserted a lien to secure a claim are not considered secured creditors. Any lien rights they may have are extinguished on the Effective Date. To the extent such claims are allowed, the allowed claims will be treated as general unsecured claims under Class 14 as shown on Exhibit 3.

2.17: Treatment common to all secured claims. The liens securing the allowed secured claims in this Plan shall remain after confirmation of the Plan. With respect to all allowed secured claims, upon the Court granting a holder of an allowed secured claim relief from the automatic stay with respect to a claim secured by property of the estate, or upon the holder of an allowed secured claim obtaining relief from state court after the Effective Date, such creditor's claim, and the claims of all holders of allowed secured claims secured by the same collateral (as determined by the collateral identified in their proofs of claim), shall be treated as bifurcated into an allowed secured claim limited to the value realized by such creditor(s) upon disposition of such property, and an allowed unsecured claim for the difference between the balance due on its allowed claim and the value realized by such creditor(s) upon the disposition of the collateral. All allowed unsecured claims arising under this provision shall be treated as Class 14 general unsecured claims under this Plan and shall be entitled to their respective pro rata distribution of any undisbursed funds payable under this Plan to Class 14 creditors. Upon entry of an order granting the holder of an allowed secured claim relief from the automatic stay, the Reorganized Debtor shall cease all future disbursements on such creditor's allowed secured claim and on all junior claims secured by the same collateral.

ARTICLE 3: TREATMENT OF ADMINISTRATIVE EXPENSES, PRIORITY TAX CLAIMS, AND QUARTERLY AND COURT FEES

3.01: Unclassified claims. Under § 1123(a)(1) of the Code, allowed administrative expenses and priority unsecured tax claims are not in classes. Administrative expenses and priority unsecured tax claims will be paid in full.

3.02: Administrative expenses. Administrative expenses allowed under § 503 of the Code will be paid in full on the Effective Date, in cash, or upon such other terms as may be agreed upon by the holder of the claim and the Debtor, or as to the subchapter V trustees as provided in section 7.03. Debtor's counsel has agreed to accept $15,000 on the Effective Date and monthly payments in the amount of $1,250 until the balance of their approved compensation is paid in full. All such expenses for professionals under 11 U.S.C. § 327 are subject to Court approval.

3.03: Priority and secured tax claims. Each holder of an allowed priority or secured tax claim will be treated as described in this section. The terms of the Plan do not affect the rights of a governmental unit under applicable non-bankruptcy law to collect on a claim arising after the Effective Date or to enforce the terms of the Plan as to an allowed priority or secured tax claim, including tax liens, or other administrative or judicial collection action available to it.

The City of Milwaukee filed proof of claim number 6 for a secured tax claim in the amount of $14,255.91. The City's claim is secured by a tax lien against 2729-2731 N 20th Street, Milwaukee, WI. The Plan contemplates that the real property shall be transferred to the secured creditor pursuant Section 2.12. The City of Milwaukee shall retain any lien that secures its claim and rights to recover from the property. The claim is unimpaired.

The City of Milwaukee filed proof of claim number 7 for a secured tax claim in the amount of $9,010.43. The City's claim is secured by a tax lien against 1812 N. 23rd Street, Milwaukee, WI 53205. The Plan contemplates that the secured creditor shall waive any interest in the real property pursuant Section 2.11. The Debtor shall have a period of 90 days to market and sell the real property in satisfaction of the secured tax claim. Absent an acceptable offer, the Debtor execute a deed-in-lieu in favor of the City of Milwaukee. The City of Milwaukee shall retain any liens that secure its claim and rights to recover from the property. The claim is unimpaired.

The Waukesha County Treasurer filed proof of claim number 22 for a secured tax claim in the amount of $28,130.85. The Treasurer's claim is secured by a tax lien against 1005 Lone Tree Road, Elm Grove, WI 53122. The claim will be paid in full with eleven interest only payments at an interest rate of 12% and a balloon payment for the allowed claim amount. The balloon payment will be paid from the sale proceeds of 1005 Lone Tree Road, Elm Grove, WI 53122. Waukesha County shall be enjoined from commencing an action to foreclose its interest in the property unless the Debtor defaults under the terms of this paragraph.

3.04: Statutory fees. All unpaid fees required to be paid under 28 U.S.C. § 1930 that are owed on or before the Effective Date will be paid on or before the Effective Date.

3.05: Prospective quarterly fees. All quarterly fees required to be paid under 28 U.S.C. § 1930(a)(6) or (a)(7) will accrue and be timely paid until the case is closed, dismissed, or converted to another chapter of the Bankruptcy Code.

ARTICLE 4: TREATMENT OF CLAIMS AND INTERESTS UNDER THE PLAN

4.01: Claims and interests are treated as follows under this Plan. (The following is only a partial summary of claim treatment provided for under Article 2 and any provisions in the summary below that are inconsistent with Article 2 are of no effect):

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Class	Impairment	Treatment
Class 1 – **Secured claim** of Wilmington Savings Fund Society, FSB	☒ Impaired ☐ Unimpaired	WSFS' Class 1 claim is in the amount of $174,000. It shall be satisfied in part through the surrender of the 59th Street Property. The remaining secured claim, as determined pursuant to the Plan, shall be paid in interest only payments during the Renovation Period. Upon conclusion of the Renovation Period, the secured claim shall be paid in equal monthly payments of principal and interest, at a fixed rate of 7.00% per annum and amortized so that the full remaining balance is repaid by August 1, 2050. Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately $671.
Class 2– **Secured claim** of Lima One Capital, LLC	☐ Impaired ☒ Unimpaired	Lima One's Class 2 claim is in the amount of $137,000. It shall be satisfied in full through the surrender of the 30th Street Property and Greenfield Property.

Class 3 – **Secured claim** of Wilmington Savings Fund Society, FSB	☒ Impaired ☐ Unimpaired	WSFS's Class 3 secured claim is in the amount of $324,000. It shall be satisfied in part through the surrender of 420-422 N. 29th Street and the North 37th Street Property. The remaining secured claim, as determined pursuant to the Plan, shall be paid in equal monthly payments of principal and interest, at a fixed rate of 5.85% per annum, and amortized so that the full remaining balance is repaid by December 1, 2051. Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately $1,090.
Class 4 – **Secured claim** of Wilmington Savings Fund Society, FSB	☐ Impaired ☒ Unimpaired	WSFS's Class 4 secured claim is in the amount of $152,000. It shall be satisfied in full through the surrender of 2475 W. Keefe Ave., 3739 W. Kilbourn Ave., and 3046 N. 2nd Street.
Class 5 – **Secured claim of** Lima One Capital, LLC	☐ Impaired ☒ Unimpaired	Lima One's Class 5 secured claim is in the amount of $325,000. It shall be satisfied in full through the surrender of 2728-2730 N. 37th Street, 1556 W. Mitchell Street, and 2438-2440 N. 51st Street.
Class 6 – **Secured claim** of Wilmington Savings Fund Society, FSB	☐ Impaired ☒ Unimpaired	WSFS's Class 6 secured claim is in the amount of $360,000. It shall be satisfied in full through the surrender 3901 N. Port Washington, 747 S. 23rd Street, and 3223 N. 16th Street.

Class 7 – **Secured claim of** Lima One Capital, LLC	☒ Impaired ☐ Unimpaired	Lima One's Class 7 secured claim is in the amount of $185,000. The Reorganized Debtor shall pay the Class 7 secured claim, as determined pursuant to the Plan, in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.50% per annum and amortized so that the full remaining balance is repaid by July 1, 2052. Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately $1,321.
Class 8– **Secured claim** of Wilmington Savings Fund Society, FSB	☒ Impaired ☐ Unimpaired	WSFS's Class 8 secured claim is in the amount of $108,500. The Reorganized Debtor shall pay the Class 8 secured claim, as determined pursuant to the Plan, in monthly payments of principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 7.3% per annum and amortized so that the full remaining balance is repaid by November 1, 2052. Assuming monthly payments beginning September 2024, the estimated monthly installment of approximately $ 607.
Class 9 – **Secured Claim of** Home Rehab Lending, LLC	☒ Impaired ☐ Unimpaired	HML's Class 9 secured is in the amount of $640,000. The Reorganized Debtor shall pay the Class 9 secured claim in regular monthly payments of $5,293. Payments shall be applied to principal and interest pursuant to the terms of the Loan Documents, including a fixed rate of 9.5% per annum, amortized over 30 years, with a balloon payment due twelve months after entry of a confirmation order.

Class 10 – **Secured Claim of** Home Rehab Lending, LLC	☐ Impaired ☒ Unimpaired	HML's Class 10 secured claim is in the amount of $67,000. HML has agreed to waive its secured claim and accept a general secured claim in the amount of $67,000. It shall be satisfied through the distributions to Class 14.
Class 11- **Secured Claim of** Home Rehab Lending, LLC	☐ Impaired ☒ Unimpaired	HML's Class 11 secured claim is in the amount of $50,000. HML has agreed to waive its secured claim and accept a general secured claim in the amount of $50,000. It shall be satisfied through the distributions to Class 14
Class 12 – **Secured Claim of** Matt Happ	☐ Impaired ☒ Unimpaired	The Class 12 secured is in the amount of $32,000. It shall be satisfied in full through the surrender of 2729-2731 N 20th.
Class 13 – **Secured Claim of** Matt Happ	☐ Impaired ☒ Unimpaired	The Class 13 claim is in the amount of $37,000. It shall be satisfied in full through the surrender of 2900 N 17th Street.
Class 14 – **Non-Priority, unsecured claims**	☒ Impaired ☐ Unimpaired	All non-priority unsecured claims allowed under § 502 of the Code, estimated to total $1,435,668 will share on a pro-rata basis from a total of $50,000 paid in three annual distributions of $10,000 in year one, $20,000 in year two, and $20,000 in year three of the Plan. If the Plan is confirmed under § 1191(b), the amount will be reduced by any fees of the Subchapter V Trustee paid for the continuing involvement to monitor distributions.
Class 15 – **Equity Interests**	☐ Impaired ☒ Unimpaired	The equity interest holders shall retain their interest in the Debtor.

ARTICLE 5: ALLOWANCE AND DISALLOWANCE OF CLAIMS

5.01: Disputed claim. A "disputed claim" is a claim that has not been allowed or disallowed and as to which either:

(a) A proof of claim has been filed or deemed filed, and the Debtor or another party in interest has filed an objection; or

(b) No proof of claim has been filed, and the Debtor has scheduled such claim as disputed, contingent or unliquidated.

5.02: Delay of distribution on a disputed claim. No distribution will be made on account of a disputed claim unless and until it is allowed.

5.03: Settlement of disputed claims. After the Effective Date, the Reorganized Debtor will have the power and authority to settle and compromise a disputed claim without Court approval or compliance with Rule 9019(a).[2]

ARTICLE 6: PROVISIONS FOR EXECUTORY CONTRACTS AND UNEXPIRED LEASES

6.01: Assumption and Rejection of Unexpired Leases and Executory Contracts.

(a) **Assumption of Unexpired Leases and Executory Contracts.** The Debtor shall assume the unexpired leases and executory contracts listed on Addendum 6.01(a) as of the Effective Date. The assumed unexpired leases and executory contracts vest in the Reorganized Debtor on the Effective Date. The Debtor expressly assumes the Rental Property Partnership Agreement with Markos Ramirez executed March 22, 2021 related to the property located at 1548-1550 South 9th Street, Milwaukee, Wisconsin ("Rental Property Partnership Agreement"), as modified under the terms of the Plan in section 6.01 (a)(i) below.

i. **Modifications to Rental Property Partnership Agreement.** The Rental Property Agreement shall be modified to delete any requirement or the parties or rights other than Markos Ramirez retaining a 30% equity interest in the real property located at 1548 South 9th Street ("9th Street") and granting Mr. Ramirez the right to record an Affidavit of Interest with the Milwaukee County Register of Deeds to put the public on notice of said interest.

(b) **Curage Amount.** The amount to cure any default in the unexpired leases or executory contracts is presumed to be the amount stated in Addendum 6.1(a) as the "Curage Amount" unless a party-in-interest objects by the date on which the Court sets for objections to confirmation of the Plan. If an objection is filed, the Court shall determine the amount necessary for the Reorganized Debtor to cure any default as required under § 365(b)(1) of the Code. The Reorganized Debtor shall have 15 days after the Court's determination becomes a Final Order to change its decision to assume the unexpired lease or executory contract or reject it. If after the Court's determination the Reorganized Debtor maintains their decision to assume the unexpired lease or executory contract, the amount

[2] "Rule" is defined as the Federal Rules of Bankruptcy Procedure.

necessary to cure any default shall be paid by the Reorganized Debtor within 30 days after the order determining the amount becomes a Final Order, or as otherwise agreed to between the parties, or within 90 days of the Effective Date if no objection is filed.

(c) **Rejection of Unexpired Leases and Executory Contracts.** Any unexpired lease or executory contract not listed on Addendum 6.1(a) is rejected as of the Effective Date.

(d) **Bar Date for Filing Claims for Rejection Damages.** Unless otherwise ordered by the Court, proofs of claim(s) for damages arising out of the rejection of an executory contract or unexpired lease pursuant to the Plan must be filed with the Court no later than 30 days after the Debtor or Reorganized Debtor provides the Creditor with notice that its executory contract or unexpired lease has been rejected. **All such Claim(s) not filed within the time set forth in this section shall be forever barred and extinguished against the Debtor, its estate, and the Reorganized Debtor.**

ARTICLE 7: MEANS FOR IMPLEMENTATION OF THE PLAN

7.01: Source of Plan Payments. The Debtor shall implement the Plan through future income from operations.

7.02: Vesting of Causes of Action. On the Effective Date, all property of the Debtor and causes of action shall vest in the Reorganized Debtor. "Causes of action" include (a) preference, fraudulent transfer and other claims arising under chapter 5 of the Code.

7.03: Subchapter V Trustee's Role. The subchapter V trustee's duties shall be discharged as of the confirmation of this Plan if the Plan is confirmed as a "consensual" Plan. If the Plan is not confirmed as a "consensual" Plan, the subchapter v trustee's post-confirmation duties shall be limited to those identified in § 1183(b), except to the extent expressly modified by the terms of this Plan or as may occur as a result of removal of the debtor-in-possession pursuant to § 1185.

ARTICLE 8: GENERAL PROVISIONS

8.01: Definitions and rules of construction. The definitions and rules of construction set forth in §§ 101 and 102 of the Code shall apply when terms defined or construed in the Code are used in this Plan.

8.02: Effective date. The "Effective Date" is the day that is 14 days after the entry of the confirmation order. If, however, a stay of the confirmation order is in effect on that date, the Effective Date will be the day after the date on which the stay expires or is otherwise terminated. These periods are calculated as provided in Rule 9006(a)(1).

8.03: Binding effect. The rights and obligations of any entity named or referred to in this Plan will be binding upon and will inure to the benefit of the successors or assigns of such entity.

8.04: Captions. The headings contained in this Plan are for convenience of reference only and do not affect the meaning or interpretation of this Plan.

8.05: Retention of Jurisdiction. The Court confirming the Plan may exercise jurisdiction to the full extent necessary to administer this case after Plan confirmation and to adjudicate any related adversary proceedings or contested matters, including those relating to the Plan, such as concerning the Plan's construction, implementation, or modification. Neither this provision nor anything in this Plan constitutes a limitation on or an expansion of the jurisdiction authorized by title 28 of the United States Code.

8.06: Default for failure to make payment under Plan. In the event the Debtor should default for failing to make a payment or otherwise under the Plan, after the Effective Date, creditors with allowed claims shall not be required to seek relief from the Court before taking action to enforce their claim as modified by the Plan. By way of illustration and without limitation, for example, secured creditors (Classes 1 and 2) would be entitled to enforce the rights and remedies in their loan documents, as modified by the Plan, in state court or Bankruptcy Court, under applicable state law. Nothing in this section prevents creditors with allowed claims from seeking relief from the Court including, but not limited to, dismissal or conversion of the Debtor's bankruptcy case and for a secured creditor to obtain an Order for turnover of its collateral.

ARTICLE 9: DISCHARGE AND INJUNCTION

If the Debtor's Plan is confirmed under § 1191(a), on the effective date of the Plan, the Debtor will be discharged from any debt that arose before confirmation of this Plan, to the extent specified in § 1141(d)(1)(A) of the Code, except that the Debtor will not be discharged of any debt:

(a) imposed by this Plan; or

(b) to the extent provided in § 1141(d)(6).

If the Debtor's Plan is confirmed under § 1191(b), confirmation of this Plan does not discharge any debt provided for in this Plan until the Court grants a discharge on completion of all payments due within the first 3 years of this Plan, or as otherwise provided in § 1192 of the Code. The Debtor will not be discharged from any debt:

(a) on which the last payment is due after the first 3 years of the Plan, or as otherwise provided in § 1192; or

(b) excepted from discharge under § 523(a) of the Code, except as provided in Rule 4007(c) of the Federal Rules of Bankruptcy Procedure.

ARTICLE 10: OTHER PROVISIONS

10.01: Retention of Property. Unless otherwise stated in the Plan, the Debtor shall retain all property of the estate, no transfer of estate property other than required under the Plan being anticipated at this time.

10.02: Prepayment. The Debtor may prepay any amount to any Class at any time without penalty.

10.03: Distribution Addresses. All distributions shall be mailed to creditors at the addresses shown on the Debtors' schedules, except those creditors who have filed proofs of claim or notices of appearance in this action shall have their distribution checks sent to the addresses shown on those documents. Any creditor may change the address for mailing of its distribution check by written notice to counsel for the Debtor. Any distribution checks properly sent to such addresses which are returned shall become the property of the Debtor without further liability for such distributions.

Dated: May 28, 2024,
as modified May 31, 2024,
October 9, 2024, and
November 19, 2024

Respectfully submitted,

/s/ Evan P. Schmit
Evan P. Schmit

P.O. Address:
839 N. Jefferson St., Suite 400
Milwaukee, WI 53202-3744
Phone: 414.277.8200
Facsimile: 414.277.0100
Email: eschmit@kerkmandunn.com

Kerkman & Dunn
Attorneys for the Debtor

Addendum 6.1(a)

Executory Contracts and Unexpired Lease Agreements Assumed Under the Plan

Description of the Unexpired Lease or Executory Contract	Curage Amount
Danielle Woods, 3419 W. Juneau, Milwaukee, WI 53208	$0.00
Miranda Kirk, 3419 W. Juneau, Milwaukee, WI 53208	$0.00
Ediline Guzman, 1548 S. 9th Street, Milwaukee, WI 53204	$0.00
Ricardo Rocha, 1548 S. 9th Street, Milwaukee, WI 53204	$0.00
James Michael, 3920 N. 22nd St., Unit A, Milwaukee, WI 53206	$0.00
Leeta Gill, 3920 N. 22nd St., Front Unit, Milwaukee, WI 53206	$0.00
Rosa Gallegos, 1970 S. 15th St., Milwaukee, WI 53204	$0.00
Ryanna Crook, 3919 W. Cherry St., Milwaukee, WI 53208	$0.00
Office space located at 13500 Watertown Plank Road, Elm Grove, WI Lease agreement with Plank Road Plaza Investments, LLC	$0.00
Rental Property Partnership Agreement"), as modified under the terms of the Plan in section 6.01 (a)(i)	$0.00

Exhibit 1
Summary of Plan Payments
(If WSFB/Lima One accept the Plan)

	Administrative Expenses	Estimated Amount	Paid on Effective Date	Remaining Claim Amount	Monthly Plan Payment	Plan Terms
	Kerkman & Dunn	$ 30,000	$ 15,000	$ 15,000	$ (1,250)	Equal monthly payments.
	Subchapter V Trustee	$ 5,000	$ 5,000	$ -		

	Tax Claim (Prioirty and Secured)	Estimated	Paid on Effective Date[1]	Remaining Claim Amount	Monthly Plan Payment[2]	Plan Terms
	Waukesha County Treasurer	$ 28,131	$ -	$ 28,131	$ (281)	Eleven interest only payments and one balloon
	City of Milwaukee	$ 14,256	$ -		$ -	Retains liens against real property.
	City of Milwaukee	$ 9,010	$ -		$ -	Retains liens against real property.
Class						
1	**Wilmington Savings Fund Society, FSB**	$ 240,000	$ 115,000	$ 125,000	$ (729)	311 months, 7.00% interest
2	**Lima One Capital**	$ 137,000	$ 137,000	$ -		Satisfied in full from surrender of collateral.
3	**Wilmington Savings Fund Society, FSB**	$ 392,000	$ 146,000	$ 246,000	$ (1,506)	327 months, 5.85% interest
4	**Wilmington Savings Fund Society, FSB**	$ 152,000	$ 152,000	$ -		Satisfied in full from surrender of collateral.
5	**Lima One Capital**	$ 325,000	$ 325,000	$ -		Satisfied in full from surrender of collateral.
6	**Wilmington Savings Fund Society, FSB**	$ 360,000	$ 360,000	$ -		Satisfied in full from surrender of collateral.
7	**Lima One Capital**	$ 229,000	$ -	$ 229,000	$ (1,635)	334 months, 7.5%
8	**Wilmington Svaings Fund Society, FSB**	$ 108,500	$ -	$ 108,500	$ (758)	338 months, 7.3%
9	**Home Rehab Lending**	$ 640,000	$ -	$ 640,000	$ (5,293)	11 months, monthly payment at $5,293, prime plus 1%, amortized 335 months, balloon payment $640,000 due twelfth month.
10	**Home Rehab Lending**	$ 67,000	$ 67,000	$ -		Satisfied in full from surrender of collateral.
11	**Home Rehab Lending**	$ 50,000	$ 50,000	$ -		Satisfied in full from surrender of collateral.
12	**Matt Happ**	$ 32,000	$ 32,000	$ -		Satisfied in full from surrender of collateral.
13	**Matt Happ**	$ 37,000	$ 37,000	$ -		Satisfied in full from surrender of collateral.
	Total Monthly Plan Payments Before Unsecured Creditors (Year 1)				$ (11,453)	
	Total Monthly Plan Payments Before Unsecured Creditors (Year 2 and Year 3)				$ (4,628)	

[1] Payments on Effective Date reflect reduction in secured claim amount based on value of real estate surrendered to creditor.

[2] Assumes Effective Date in December 2024 with monthly payments commencing January 2025.

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Exhibit 2 Cash Flow Projections

East Town Management, LLC						Properties After Effective Date		Estimated Start of Plan Payments									
	April	May	June	July	August		November	January	February	March	April	May	June	July	Year 1*	Year 2*	Year 3*
Receipts:																	
GC Revenue	$ 24,800	$ 25,700	$ 22,000	$ 25,300	$ 18,950		$25,000	$25,000	$27,000	$26,000	$20,000	$22,000	$24,000	$25,000	$ 291,000	$ 291,000	$ 291,000
RE Sales Commissions	$ 6,837	$ -	$ -	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Management Fees	$ 3,971	$ 2,839	$ 5,519	$ -	$ 2,975		$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$ 36,000	$ 36,000	$ 36,000
Insurance Claims	$ -	$ -	$ -	$ -	$ -		$0	$0	$0	$0	$0	$0	$0	$0	$ -	$ -	$ -
Rent Income	$ 8,100	$ 10,485	$ 6,420	$ 9,900	$ 7,910		$16,153	$16,443	$16,153	$16,153	$16,653	$16,653	$16,653	$16,653	$199,836	$136,320	$136,320
Misc. (deposits, refunds, and other)	$ 2,500	$ 375	$ 900	$ 882	$ 3,438												
						2510 W. Juneau Ave (Est. rent after repairs and leased)	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 24,000	$ 24,000	$ 24,000
						3339 W. Juneau Ave	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 1,800	$ 21,600	$ 21,600	$ 21,600
						3919 W. Cherry St.	$ 1,600	$ 1,600	$ 1,600	$ 1,600	$ 1,600	$ 1,600	$ 1,600	$ 1,600	$ 19,200	$ 19,200	$ 19,200
						1548 South 9th St.	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 1,200	$ 14,400	$ 14,400	$ 14,400
						2963 N. 36th St.	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 1,500	$ 18,000	$ 18,000	$ 18,000
						3920 N. 22nd St.	$ 1,425	$ 1,500	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 17,100	$ 17,100	$ 17,100
						1970 S. 15th St.	$ 650	$ 700	$ 650	$ 650	$ 650	$ 650	$ 650	$ 650	$ 7,800	$ 7,800	$ 7,800
						3419 W. Juneau Ave.	$ 1,185	$ 1,250	$ 1,185	$ 1,185	$ 1,185	$ 1,185	$ 1,185	$ 1,185	$ 14,220	$ 14,220	$ 14,220
						1005 Lone Tree	$5,293	$5,293	$5,293	$5,293	$5,293	$5,293	$5,293	$5,293	$ 63,516		
Total Revenue	$ 46,208	$ 39,398	$ 34,839	$ 36,082	$ 33,272		$ 44,153	$ 44,443	$ 46,153	$ 45,153	$ 39,653	$ 41,653	$ 43,653	$ 44,653	$ 526,836	$ 463,320	$ 463,320
Expenses:																	
Salary	$ 6,156	$ 6,156	$ 3,078	$ 10,773	$ 4,617		$ 7,695	$ 7,695	$ 7,695	$ 7,695	$ 7,695	$ 7,695	$ 7,695	$ 7,695	$ 92,340	$ 92,340	$ 92,340
Adequate Protection Payments & Fees	$ 10,859	$ 10,889	$ 10,889	$ 10,889	$ 10,174		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance	$ 193	$ 897	$ 610	$ 951	$ 754.37		$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 350	$ 4,200	$ 4,200	$ 4,200
Sub Contractor Payments	$ 18,500	$ 18,600	$ 14,000	$ 11,500	$ 10,700		$ 20,000	$ 18,000	$ 17,500	$ 16,000	$ 15,000	$ 16,000	$ 14,000	$ 9,000	$ 188,250	$ 188,250	$ 188,250
Materials	$ 927	$ 978	$ 1,440	$ 1,715	$ 1,230.26		$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 1,000	$ 12,000	$ 12,000	$ 12,000
Misc. Fees & Expenses	$ 178	$ 353	$ 256	$ 439	$ 2,396.34		$ 185	$ 185	$ 185	$ 185	$ 185	$ 185	$ 185	$ 185	$ 2,220	$ 2,220	$ 2,220
Office Rent	$ 800	$ 425	$ 850	$ -	$ -		$ 800	$ 800	$ 800	$ 425	$ 850	$ -	$ -	$ -	$ 5,513	$ 5,513	$ 5,513
Office Supplies	$ 256	$ 407	$ 274	$ 95	$ 44.64		$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 200	$ 2,400	$ 2,400	$ 2,400
Gas	$ 464	$ 362	$ 409	$ 454	$ 577.42		$ 402	$ 402	$ 402	$ 402	$ 402	$ 402	$ 402	$ 402	$ 4,824	$ 4,824	$ 4,824
Internet	$ -	$ 64	$ -	$ 148	$ 102.00		$ 32	$ 32	$ 32	$ 32	$ 32	$ 32	$ 32	$ 32	$ 384	$ 384	$ 384
Cellular	$ 430	$ 393	$ 213	$ 398	$ 398.29		$ 410	$ 410	$ 410	$ 410	$ 410	$ 410	$ 410	$ 410	$ 4,920	$ 4,920	$ 4,920
Management Fees	$ 3,395	$ 1,895	$ 1,500	$ 1,755													
Property Taxes (estimated based on 2023)															$ 49,369	$ 40,632	$ 40,632
Total Expenses	$ 42,159	$ 41,420	$ 33,518	$ 39,118	$ 30,994		$ 31,074	$ 29,074	$ 28,574	$ 26,699	$ 26,124	$ 26,274	$ 24,274	$ 19,274	$ 366,419	$ 357,683	$ 357,683
Net Income During Bankruptcy	**$4,050**	$ (2,021.66)	**$1,320**	$ (3,036)	**$ 2,278.43**	**Net Income Available for Plan Payments**	**$ 13,079**	**$ 15,369**	**$ 17,579**	**$ 18,454**	**$ 13,529**	**$ 15,379**	**$ 19,379**	**$ 25,379**	**$ 160,417**	**$ 105,637**	**$ 105,637**
* Applying 12 month average.						**Plan Payments before Unsecureds from Plan Summary (See Plan Summary)**	($11,453)	($11,453)	($11,453)	($11,453)	($11,453)	($11,453)	($11,453)	($11,453)	($137,433.08)	($55,541)	($55,541)
Total Unsecured Debt	**$ 1,217,168**					**Total Available for Distributions to Unsecured Creditors**	**$ 1,626**	**$ 3,916**	**$ 6,126**	**$ 7,001**	**$ 2,076**	**$ 3,926**	**$ 7,926**	**$ 13,926**	**$ 22,984**	**$ 50,096**	**$ 50,096**
Total Paid to Unsecured Creditors	**$ 50,000**														$ (10,000)	$ (20,000)	$ (20,000)
Estimated Percentage Paid to Unsecured Creditors	**4%**																

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Exhibit 3
List of Creditors

Class	Description	Amount Scheduled	Amount Claimed	Estimated Allowed Amount	Claim No.
	Administrative Expenses				
	Kerkman & Dunn			$ 30,000.00	
	Subchapter V Trustee			$ 5,000.00	
	Tax Claim (Prioirty and Secured)	**Amount Scheduled**	**Amount Claimed**	**Estimated Allowed Amount**	**Claim No.**
	City of Milwaukee	$ -	$ 14,255.91	$ 14,256	6
	City of Milwaukee	$ -	$ 9,010.43	$ 9,010	7
	Internal Revenue Service	$ 34,000.00	$ -	$ -	
	Waukesha County Treasurer		$ 28,130.85	$ 28,131	22
1	**Wilmington Savings Fund Society, FSB***	$ -	$ 278,252.25	$ 240,000	13
2	**Lima One Capital**	$ 117,000.00	$ 141,182.54	$ 137,000	4
3	**Wilmington Savings Fund Society, FSB***	$ 447,000.00	$ 525,569.83	$ 392,000	19
4	**Wilmington Savings Fund Society, FSB**	$ 189,000.00	$ 260,476.82	$ 152,000	18
5	**Lima One Capital**	$ 398,000.00	$ 481,465.70	$ 325,000	15
6	**Wilmington Savings Fund Society, FSB**	$ 399,000.00	$ 495,451.61	$ 360,000	14
7	**Lima One Capital***	$ 235,000.00	$ 293,424.38	$ 229,000	5
8	**Wilmington Svaings Fund Society, FSB***	$ 95,000.00	$ 121,343.84	$ 108,500	12
9	**Home Rehab Lending**	$ 750,000.00	$ 811,167.46	$ 640,000	11
10	**Home Rehab Lending**	$ 92,000.00	$ 105,295.66	$ 67,000	11
11	**Home Rehab Lending**	$ 50,000.00	$ -	$ 50,000	
12	**Matt Happ**	$ 50,000.00	$ -	$ 32,000	
13	**Matt Happ**	$ 50,000.00	$ -	$ 37,000	

*Assumes creditor accepts Plan.

14	**Unsecured Creditors**	**Amount Scheduled**	**Amount Claimed**	**Estimated Allowed Amount**	**Claim No.**
	AMEX - Business Green Rewards		$ 8,420	$ 8,420	20
	AMEX - Business Platinum		$ 8,241	$ 8,241	21
	Audra Grant			$ 28,978	10
	Capital One	$ 12,000.00	$ 8,226	$ 8,226	1
	Capital One	$ -	$ 8,252	$ 8,252	2
	Fora Financial Securitization	$ 46,000.00	$ 19,761	$ 19,761	8
	Fora Financial Securitization	$ -	$ 26,804	$ 26,804	9
	Home Rehab Lending (Unsecured Class 10)			$ 38,296	
	Home Rehab Lending (Unsecured Class 9)			$ 171,167	
	Josh Noshke	$ 42,000.00	$ 46,600	$ 46,600	3
	Lima One Capital (Unsecured Class 2)			$ 4,183	
	Lima One Capital (Unsecured Class 5)			$ 156,466	
	Lima One Capital (Unsecured Class 7)			$ 64,424	
	Markos Ramirez	$ 150,000.00	$ 160,855	$ 160,855	16
	Markos Ramirez	$ -	$ 42,000	$ -	17
	Matt Happ (Unsecured Class 12)	$ -	$ -	$ 18,000	
	Matt Happ (Unsecured Class 13)	$ -	$ -	$ 13,000	
	Sychrony Bank/Lowes	$ 2,000.00	$ -	$ 2,000	
	Synchrony Bank/Fleet Farm	$ 600.00	$ -	$ 600	
	Synchrony Bank/Harbor Freight	$ 300.00	$ -	$ 300	
	Wadina Family Trust	$ 4,000.00	$ -	$ 4,000	
	Wilmington Savings Fund Society, FSB (Unsecured Class 1)			$ 38,252	
	Wilmington Savings Fund Society, FSB (Unsecured Class 3)			$ 133,570	
	Wilmington Savings Fund Society, FSB (Unsecured Class 4)			$ 108,477	
	Wilmington Savings Fund Society, FSB (Unsecured Class 6)			$ 135,452	
	Wilmington Svaings Fund Society, FSB (Unsecured Class 8)			$ 12,844	
			Total	**$ 1,217,168**	

Exhibit 4
Liquidation Analysis

Description	Estimated Value	Reduction	Liquidation Value[1]
Real Estate			
1931 S. 59th St.	$ 95,000	$ (23,750)	$ 71,250
2510 W. Juneau Ave.	$ 65,000	$ (16,250)	$ 48,750
3282 N. 30th St.	$ 75,000	$ (18,750)	$ 56,250
2417 W. Greenfield	$ 45,000	$ (11,250)	$ 33,750
3339 W. Juneau	$ 71,000	$ (17,750)	$ 53,250
420 N. 29th St.	$ 68,000	$ (17,000)	$ 51,000
3919 W. Cherry St.	$ 30,000	$ (7,500)	$ 22,500
1537 N. 37th St.	$ 62,000	$ (15,500)	$ 46,500
1548 S. 9th St.	$ 60,000	$ (15,000)	$ 45,000
2475 W. Keefe	$ 60,000	$ (15,000)	$ 45,000
3739 W. Kilbourn	$ 135,000	$ (33,750)	$ 101,250
3046 N. 2nd St.	$ 130,000	$ (32,500)	$ 97,500
2728 N. 37th St.	$ 150,000	$ (37,500)	$ 112,500
1556 W. Mitchell St.	$ 155,000	$ (38,750)	$ 116,250
2438 N. 51st St.	$ 55,000	$ (13,750)	$ 41,250
3901 N. Port Washington	$ 54,000	$ (13,500)	$ 40,500
747 S. 23rd St.	$ 75,000	$ (18,750)	$ 56,250
3223 N. 16th St.	$ 56,000	$ (14,000)	$ 42,000
2963 N. 36th St.	$ 87,000	$ (21,750)	$ 65,250
3920 N. 22nd St.	$ 35,000	$ (8,750)	$ 26,250
1970 S. 15th St.	$ 50,000	$ (12,500)	$ 37,500
3419 W. Juneau	$ 87,000	$ (21,750)	$ 65,250
1729 Linden Ave.	$ 35,000	$ (8,750)	$ 26,250
2729 N. 20th	$ 32,000	$ (8,000)	$ 24,000
2900 N. 17th	$ 37,000	$ (9,250)	$ 27,750
1812 N. 23rd St.	$ 55,000	$ (13,750)	$ 41,250
1005 Lone Tree Rd.	$ 621,000	$ (155,250)	$ 465,750
Personal Property			
Cash and Accounts	$ 3,947	$ -	$ 3,947
Office furniture and equipmetn	$ 655	$ (164)	$ 491
Insurance proceeds	$ 60,000	$ -	$ 60,000
Total Assets Before Liens and Chapter 11 Expenses			$ 1,924,438
Liens and Administrative Expenses			
Wilmington Savings Fund Society, FSB*			$ 1,681,094
Lima One Capital			$ 916,073
Home Rehab Lending			$ 966,463
Matt Happ			$ 100,000
Chapter 11 Administrative Expenses			$ 20,000
			$ 3,683,630
Assets Availble for Unsecured Creditors Under Liquidation (Does not include any fees for Chapter 7 Trustee or professionals employed by Debtor's Chapter 7 estate.)			$ (1,759,192)

[1] Estimated at 25% for forced liquidation.

FILED
02-18-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV001399
Honorable Cynthia M. Davis-21
Branch 21

STATE OF WISCONSIN **CIRCUIT COURT** **MILWAUKEE**

Servbank, N.A. vs. Litisha M. Smith et al

Electronic Filing Notice

Case No. 2026CV001399
Class Code: Foreclosure of Mortgage

THE CITY OF WEST ALLIS, DEPARTMENT OF DEVELOPMENT
7525 W GREENFIELD AVE
MILWAUKEE WI 53214-4648

RECEIVED
FEB 20 2026
WEST ALLIS
CITY ATTORNEY

Case number 2026CV001399 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at **http://efiling.wicourts.gov/** and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: a3c78b

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: February 18, 2026

2-20-26
11:46a

WEST ALLIS ATTORNEY
20 FEB '26 AM11:55

FILED
02-18-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV001399
Honorable Cynthia M. Davis-21
Branch 21

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

Servbank, N.A. f/k/a Servbank, SB
3138 E Elwood St
Phoenix, AZ 85034

Plaintiff,

vs.

Litisha M. Smith
5642 N 74th St
Milwaukee, WI 53218-2246

John Doe Smith
5642 N 74th St
Milwaukee, WI 53218-2246

Djuan Oquinn Staten
4039 N 19th St
Milwaukee, WI 53209-6803

The City of West Allis, Department of Development, Housing Division
7525 W Greenfield Ave
West Allis, WI 53214-4648

The United States of America
c/o US Attorney
517 E Wisconsin Ave
Milwaukee, WI 53202-4500
&
c/o US Attorney General
950 Pennsylvania Ave NW, Rm B-103
Washington, DC 20530-0001

U.S. Department of HUD
c/o Office of Regional Counsel
77 W Jackson Blvd Rm 2604
Chicago, IL 60604-3511

The Community Development Authority of the City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214-4648

SUMMONS

Case Code 30404
(Foreclosure of Mortgage)
The amount claimed exceeds $10,000.00

MV Realty of Wisconsin, LLC
c/o CT Corporation System, Registered Agent
301 S Bedford St Ste 1
Madison, WI 53703-3691

State of Wisconsin
c/o Attorney General
114 East State Capitol
Madison, WI 53703

Midland Credit Management, Inc
c/o Corporation Service Company,
Registered Agent
33 E Main St Ste 610
Madison, WI 53703-4655

Defendants.

THE STATE OF WISCONSIN

To each person named above as a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance company), you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is set forth below, and to the plaintiff's attorney, at the address set forth below. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance company), the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate

you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 17th day of February, 2026.

Gray & Associates, L.L.P.
Attorneys for Plaintiff

By: _____
Robert M. Piette
State Bar No. 1018058

16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-1987
086698F05

Address of Court:
Milwaukee County Courthouse
901 N. Ninth Street
Milwaukee, WI 53233-1425

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

FILED
02-18-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV001399
Honorable Cynthia M. Davis-21
Branch 21

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

Servbank, N.A. f/k/a Servbank, SB
3138 E Elwood St
Phoenix, AZ 85034

Plaintiff,

vs.

Litisha M. Smith
5642 N 74th St
Milwaukee, WI 53218-2246

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5642 N 74th St
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Milwaukee, WI 53209-6803

The City of West Allis, Department of Development, Housing Division
7525 W Greenfield Ave
West Allis, WI 53214-4648

The United States of America
c/o US Attorney
517 E Wisconsin Ave
Milwaukee, WI 53202-4500
&
c/o US Attorney General
950 Pennsylvania Ave NW, Rm B-103
Washington, DC 20530-0001

U.S. Department of HUD
c/o Office of Regional Counsel
77 W Jackson Blvd Rm 2604
Chicago, IL 60604-3511

The Community Development Authority of the City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214-4648

COMPLAINT

Case Code 30404
(Foreclosure of Mortgage)
The amount claimed exceeds $10,000.00

MV Realty of Wisconsin, LLC
c/o CT Corporation System, Registered Agent
301 S Bedford St Ste 1
Madison, WI 53703-3691

State of Wisconsin
c/o Attorney General
114 East State Capitol
Madison, WI 53703

Midland Credit Management, Inc
c/o Corporation Service Company,
Registered Agent
33 E Main St Ste 610
Madison, WI 53703-4655

Defendants.

Plaintiff, by its attorneys, Gray & Associates, L.L.P., pleads as follows:

1. The plaintiff is the current holder of a certain note, recorded mortgage and loan modification agreement on real estate located in this county, a true copy of the note is attached hereto as Exhibit A and is incorporated by reference. A true copy of the mortgage is attached hereto as Exhibit B and is incorporated by reference. True copies of the loan modifications are attached hereto as Exhibit C and are incorporated by reference.

2. The mortgaged real estate is owned of record by Litisha M. Smith.

3. There has been a failure to make contractual payments as required, and there is now due and owing to plaintiff the principal sum of $172,203.78 together with interest from the 1st day of August, 2025.

4. The plaintiff has declared the indebtedness immediately due and payable by reason of the default in the payments and has directed that foreclosure proceedings be instituted.

5. The mortgaged premises is real estate which is 20 acres or less; with a one to four family residence thereon which is not occupied as the homestead of the defendants; said premises cannot be sold in parcels without injury to the interests of the parties.

6. The mortgagors expressly agreed to the reduced redemption period provisions contained in Chapter 846 of the Wisconsin Statutes; the plaintiff hereby elects to proceed under section 846.103(2) with a three month period of redemption, thereby waiving judgment for any deficiency against every party who is personally liable for the debt, and to consent that the owner, unless he or she abandons the property, may remain in possession and be entitled to all rents and profits therefrom to the date of confirmation of the sale by the court.

7. No proceedings have been had at law or otherwise for the recovery of the sums secured by said note and mortgage except for the present action, and all conditions precedent to the commencement of this action are satisfied.

8. That the names of all defendants herein are set forth in the Lien Report annexed hereto and incorporated by reference; that the defendants have or claim to have an interest in the mortgaged premises, as more particularly set forth in the said Lien Report, but that said interests are subject and subordinate to the plaintiff's mortgage.

9. That John Doe Smith has or may claim to have an interest in the subject encumbered property by virtue of being the present spouse of Litisha M. Smith and any such interest is subject and subordinate to the plaintiff's mortgage.

10. That Djuan Oquinn Staten has or may claim to have an interest in the subject encumbered property by virtue of being the former spouse of Litisha M. Smith and any such interest is subject and subordinate to the plaintiff's mortgage.

11. That the Community Development Authority of the City of West Allis has or may claim to have an interest in the property by virtue of the Regulatory Agreement and Covenant recorded on January 29, 2018 as Document # 10748235 but any such interest is subject and subordinate to the plaintiff's mortgage.

12. That MV Realty of Wisconsin, LLC has or may claim to have an interest in the property by virtue of the Memorandum recorded on May 9, 2022 as Document # 11244892 but any such interest is subject and subordinate to the plaintiff's mortgage.

WHEREFORE, the plaintiff demands.

1. Judgment of foreclosure and sale of the mortgaged premises in accordance with the provisions of section 846.103(2) of the Wisconsin Statutes, with plaintiff expressly waiving its right to obtain a deficiency judgment against any defendant in this action.

2. That the amounts due to the plaintiff for principal, interest, taxes, insurance, costs of suit and attorney fees be determined.

3. That the defendants, and all persons claiming under them be barred from all rights in said premises, except that right to redeem.

4. That the premises be sold for payment of the amount due to the plaintiff, together with interest, reasonable attorney fees and costs, costs of sale and any advances made for the benefit and preservation of the premises until confirmation of sale.

5. That the defendants and all persons claiming under them be enjoined from committing waste or doing any act that may impair the value of the mortgaged premises; and

That the plaintiff have such other and further judgment order or relief as may be just and equitable.

Dated this 17th day of February, 2026.

Gray & Associates, L.L.P.
Attorneys for Plaintiff

By: _____
Robert M. Piette
State Bar No. 1018058

16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-1987

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

LOAN #: [redacted]
MIN: [redacted]

NOTE

FHA Case No.: [redacted]

August 30, 2017 [Date] | BROOKFIELD, [City] | Wisconsin [State]

1750 S 61st Street, West Allis, WI 53214
[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. $127,645.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is GSF Mortgage Corporation.

I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 5.125 %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

Solely for the purpose of computing interest, a monthly payment received by the Note Holder within 30 days prior to or after the date it is due will be deemed to be paid on such due date.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 1st day of each month beginning on October 1, 2017. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied to interest and any other items in the order described in the Security Instrument before Principal. If, on September 1, 2047, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at 15430 W Capitol Drive
Brookfield, WI 53005
or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. $695.01.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 4.000 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and

all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED

LITISHA M SMITH (Seal)

Lender: GSF Mortgage Corporation
NMLS ID: [redacted]
Loan Originator: LeMar James Welch
NMLS ID: [redacted]

[Sign Original Only]

LOAN #[redacted]

PAY TO THE ORDER OF:
WITHOUT RECOURSE
GSF Mortgage Corporation

The Money Source, Inc

BY: _____
Chad J. Jampedro, President

[Sign Original Only]

ALLONGE

Loan Number: [redacted]

Previous Loan [redacted]

Borrower(s): **Litisha M Smith**

Property Address: **1750 S 61St Street, West Allis, WI 53214**

Principal Balance: **$ 127,645.00**

Note Date: **08/30/2017**

PAY TO THE ORDER OF

_____

Without Recourse

Company Name: The Money Source, Inc

By: _____

Lauren Jara
Funding Manager

SMITH, LW# [redacted]
10

THE MINERAL SOURCE
[redacted]

DOC. # 10711238
RECORDED:
09/14/2017 12:02 PM
JOHN LA FAVE
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00

MORTGAGE

DOCUMENT NUMBER
When recorded, return to:
GSF Mortgage Corporation
Attn: Final Document Dept.
15430 W Capitol Drive
Brookfield, WI 53005

LOAN # [redacted]
PARCEL IDENTIFIER NUMBER 454-0610-000

[Space Above This Line For Recording Data]

FHA Case No. [redacted]

MIN: [redacted]
MERS PHONE #: 1-888-679-6377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 18 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.
(A) "Security Instrument" means this document, which is dated August 30, 2017, together with all Riders to this document.
(B) "Borrower" is LITISHA M SMITH, A SINGLE WOMAN.

Borrower is the mortgagor under this Security Instrument.
(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) "Lender" is GSF Mortgage Corporation.

Lender is a Corporation, organized and existing under the laws of Delaware.
Lender's address is 15430 W Capitol Drive, Brookfield, WI 53005.

(E) "Note" means the promissory note signed by Borrower and dated August 30, 2017. The Note states that Borrower owes Lender ONE HUNDRED TWENTY SEVEN THOUSAND SIX HUNDRED FORTY FIVE AND NO/100* ********** Dollars (U.S. $127,645.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than September 1, 2047.
(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(G) "Loan" means the debt evidenced by the Note, plus interest, late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:
☐ Adjustable Rate Rider ☐ Condominium Rider ☐ Planned Unit Development Rider
☐ Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic

tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) **"Escrow Items"** means those items that are described in Section 3.

(M) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) **"Secretary"** means the Secretary of the United States Department of Housing and Urban Development or his designee.

(R) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, with power of sale, the following described property located in the County [Type of Recording Jurisdiction] of Milwaukee [Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
PIN# 454-0810-000

which currently has the address of 1750 S 61st Street, West Allis, [Street] [City]

Wisconsin 53214 [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept

any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority:

First, to the Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly mortgage insurance premiums;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and,

Fifth, to late charges due under the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 14 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but

EXHIBIT B

not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 24 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that this requirement shall cause undue hardship for the Borrower, or unless extenuating circumstances exist which are beyond Borrower's control.

7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

If condemnation proceeds are paid in connection with the taking of the property, Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts, and then to payment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments or change the amount of such payments.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. **Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding

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in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying Reasonable Attorneys' Fees (as defined in Section 27) to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

12. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 17, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 19) and benefit the successors and assigns of Lender.

13. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Lender may collect fees and charges authorized by the Secretary. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment with no changes in the due date or in the monthly payment amount unless the Note holder agrees in writing to those changes. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

14. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

15. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

16. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 17, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to reinstatement of a mortgage. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 27), property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. However, Lender is not required to reinstate if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceedings; (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

19. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer,

the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

20. Borrower Not Third-Party Beneficiary to Contract of Insurance. Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower acknowledges and agrees that the Borrower is not a third party beneficiary to the contract of insurance between the Secretary and Lender, nor is Borrower entitled to enforce any agreement between Lender and the Secretary, unless explicitly authorized to do so by Applicable Law.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

22. Grounds for Acceleration of Debt.

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including Section 341(d) of the Gam-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

23. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Section 23.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

LOAN #[redacted]

24. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 17 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 24, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 27) and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice of sale in the manner prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Lender shall publish the notice of sale, and the Property shall be sold in the manner prescribed by Applicable Law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 27); (b) to all sums secured by this Security Instrument; and (c) any excess to the clerk of the circuit court of the county in which the sale is held.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Section 22, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Section 24 or applicable law.

25. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

26. Accelerated Redemption Periods. If the Property is a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Borrower agrees to the provisions of Section 846.101 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church, or a tax-exempt charitable organization, Borrower agrees to the provisions of Section 846.103 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

27. Attorneys' Fees. If this Security Instrument is subject to Chapter 428 of the Wisconsin Statutes, "Reasonable Attorneys' Fees" shall mean only those attorneys' fees allowed by that Chapter.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Litisha M. Smith 8-30-17 (Seal)

LITISHA M SMITH DATE

State of WI
County of Milwaukee

This instrument was acknowledged before me on AUGUST 30, 2017 (date) by LITISHA M SMITH (name(s) of person(s)).

Sara Brandt Title and Rank: Closer

(Signature of Notarial Officer)

My Commission Expires: 9-18-20

NOTARY PUBLIC SARA BRANDT STATE OF WISCONSIN

Lender: GSF Mortgage Corporation
NMLS ID: [redacted]
Loan Originator: LaMar James Welch
NMLS ID: [redacted]

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LOAN #[redacted]

THIS INSTRUMENT WAS DRAFTED BY:
SANDRA OSSANNA
GSF MORTGAGE CORPORATION
15430 W CAPITOL DRIVE
BROOKFIELD, WI 53005

EXHIBIT B

Exhibit A

Lot 19 and the North 15 feet of Lot 20, in Block 7, in Central Improvement Company's Subdivision No. 2, a Subdivision of a part of the Northeast ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

EXHIBIT B

UNOFFICIAL COPY

DOC # 10888029
RECORDED
07/12/2019 01:44 PM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan
MERS No.: [redacted]

FHA Case No.: [redacted]

MERS Phone: 1-888-679-6377

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 8th day of April, 2019 between LITISHA M SMITH, A SINGLE WOMAN ("Borrower")

and The Money Source, Inc. ("Lender"),

and Mortgage Electronic Registration Systems, Inc. ("MERS") ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated August 30th, 2017, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026, and recorded on September 14th, 2017, in Mortgage Book N/A, Page N/A, Instrument No. 10711238, Official Records of Milwaukee County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 1750 S 61ST STREET, WEST ALLIS, Wisconsin 53214

UNOFFICIAL COPY

Loan No.: [redacted]

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of June 1st, 2019 , the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $ 95,682.54 , consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 5.250 %, from May 1st, 2019 . Borrower promises to make monthly payments of principal and interest of U.S. $ 528.36 , beginning on the 1st day of June, 2019 , and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 5.250 % will remain in effect until principal and interest are paid in full. If on May 1st, 2049 , (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

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Loan No.: [redacted]

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

(g) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been

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Loan No. [redacted]

waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

5/3/19
Date

LITISHA M SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

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Loan No.: [redacted]

BORROWER ACKNOWLEDGMENT

State of Wisconsin §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me May 03, 2019 *[date]*, by LITISHA M SMITH

[name of person acknowledged].

(Seal)



Erica DeJesus Miguel
Notary Signature

Erica DeJesus Miguel
Type or Print Name of Notary

Notary Public, State of Wisconsin

My Commission Expires: August 07, 2021

EXHIBIT C

UNOFFICIAL COPY

Loan No. [redacted]

5/7/19
-Date

The Money Source, Inc.
-Lender

By: _____

Printed/Typed Name: Rick Smith

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Connecticut §
§
County of New Haven §

On this 7 day of May, 2019, before me, Brittany Williams [name of notary], a Notary Public in and for said state, personally appeared Rick Smith * of Vice President The Money Source, Inc., Lender,

personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

BRITTANY WILLIAMS NOTARY PUBLIC CONNECTICUT

Brittany Williams
Notary Signature

Brittany Williams
Type or Print Name of Notary

Notary Public, State of CT

My Commission Expires: 12/31/21

EXHIBIT C

UNOFFICIAL COPY

Loan No.[redacted]

5/7/19
-Date

Mortgage Electronic Registration Systems, Inc.
as nominee for Lender, its successors and assigns -MERS

By: _____

Printed/Typed Name: Rick Smith

Its: Assistant Secretary

(No Seal)

MORTGAGEE ACKNOWLEDGMENT

State of Connecticut §
§
County of New Haven §

On this 7 day of May, 2019, before me, Brittany Williams [name of notary], a Notary Public in and for said state, personally appeared Rick Smith, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Lender, its successors and assigns, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

BRITTANY WILLIAMS NOTARY PUBLIC CONNECTICUT

_____
Notary Signature
Brittany Williams
Type or Print Name of Notary
Notary Public, State of CT
My Commission Expires: 12/31/21

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Exhibit "A"
Legal Description

Lot 19 and the North 15 feet of Lot 20, in Block 7, in Central Improvement Company's Subdivision No. 2, a Subdivision of a part of the Northeast ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

APN: 454-0610-000

UNOFFICIAL COPY

DOC # 11216783
RECORDED
02/10/2022 06:16 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]
MERS No.: [redacted]

FHA Case No.: [redacted]

MERS Phone: 1-888-679-6377

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 30th day of November, 2021, between LITISHA M. SMITH, A SINGLE WOMAN ("Borrower") and The Money Source Inc. ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS") ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated August 30th, 2017, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026 and recorded on September 14th, 2017, in Mortgage Book N/A, Page N/A, Instrument No. 10711238, Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

UNOFFICIAL COPY

Loan No. [redacted]

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of February 1st, 2022, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $108,615.16, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 3.000%, from January 1st, 2022. Borrower promises to make monthly payments of principal and interest of U.S. $457.93, beginning on the 1st day of February, 2022, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 3.000% will remain in effect until principal and interest are paid in full. If on January 1st, 2052, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

UNOFFICIAL COPY

Loan No.: [redacted]

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

(g) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been

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Loan No. [redacted]

waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

December 4, 2021
Date

LITISHA M. SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

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Loan No.: [redacted]

BORROWER ACKNOWLEDGMENT

State of WI §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me December 4th, 2021 [date], by LITISHA M. SMITH

[name of person acknowledged].

(Seal)

ANA BROWN
Notary Public
State of Wisconsin

Ana Brown
Notary Signature

ANA BROWN
Type or Print Name of Notary

Notary Public, State of WISCONSIN

My Commission Expires: 12/28/21

UNOFFICIAL COPY

Loan No. [redacted]

12/14/21
-Date

The Money Source Inc.
-Lender

By: _____

Printed/Typed Name: Greg Vigil

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 14th day of December, 2021, before me, Tracy Lawhon [name of notary], a Notary Public in and for said state, personally appeared Greg Vigil of The Money Source Inc.

, Lender,

personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

TRACY LAWHON
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 15, 2025

Tracy Lawhon
Notary Signature

Tracy Lawhon
Type or Print Name of Notary
Notary Public, State of Arizona
My Commission Expires: Feb 15, 2025

UNOFFICIAL COPY

Loan No. [redacted]

12/16/21
Date

Mortgage Electronic Registration Systems, Inc.,
as nominee for Lender, its successors and -MERS
assigns

By: [signature]

Printed/Typed Name: Greg Vigil

Its: Assistant Secretary

(No Seal)

MORTGAGEE ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 16th day of December, 2021, before me, Tracy Lawhon [name of notary], a Notary Public in and for said state, personally appeared Greg Vigil, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Lender, its successors and assigns, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

TRACY LAWHON
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 15, 2025

[signature]
Notary Signature

Tracy Lawhon
Type or Print Name of Notary

Notary Public, State of Arizona

My Commission Expires: Feb 15, 2025

UNOFFICIAL COPY

EXHIBIT "A"

Lot 19 and the North 15 feet of Lot 20, in Block 7, in Central Improvement Company's Subdivision No. 2, a Subdivision of a part of the Northeast ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Tax ID #: 454-0610-000

UNOFFICIAL COPY

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated April 8th, 2019, recorded on July 12th, 2019, in Liber or Book N/A, Page N/A, Instrument No. 10888029, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

UNOFFICIAL COPY

DOC # 11279934
RECORDED
08/31/2022 06:03 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]
MERS No.: [redacted]

FHA Case No.: [redacted]

MERS Phone: 1-888-679-6377

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 14th day of July, 2022, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and The Money Source Inc. ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS") ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated August 30th, 2017, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026 and recorded on September 14th, 2017, in Mortgage Book N/A, Page N/A, Instrument No. 10711238, Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

UNOFFICIAL COPY

Loan No. [redacted]

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of September 1st, 2022, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $117,228.42, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 5.250%, from August 1st, 2022. Borrower promises to make monthly payments of principal and interest of U.S. $647.34, beginning on the 1st day of September, 2022, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 5.250% will remain in effect until principal and interest are paid in full. If on August 1st, 2052, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

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Loan No.: [redacted]

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower Information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging ☐.

(g) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay, to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been

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Loan No. [redacted]

waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

8/2/2022
Date

LITISHA M SMITH (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

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Loan No.: [redacted]

BORROWER ACKNOWLEDGMENT

State of Wisconsin §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me August 2nd, 2022 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

ANA BROWN
Notary Public
State of Wisconsin

Ana Brown
Notary Signature

ANA BROWN
Type or Print Name of Notary

Notary Public, State of Wisconsin

My Commission Expires: 12/28/2025

EXHIBIT C

UNOFFICIAL COPY

Loan No.: [redacted]

August 8 2022
-Date

The Money Source Inc.
-Lender

By: Cindy Cawden

Printed/Typed Name: Cindy Cawden

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 08 day of August, 2022, before me, Patricia Espindola Olesek [name of notary], a Notary Public in and for said state, personally appeared Cindy Cawden, VP of The Money Source Inc., Lender, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

PATRICIA ESPINDOLA-OLESEK
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 03, 2024

Patricia Espindola Olesek
Notary Signature

Patricia Espindola Olesek
Type or Print Name of Notary

Notary Public, State of Arizona

My Commission Expires: 02.03.2024

EXHIBIT C

UNOFFICIAL COPY

Loan No. [redacted]

August 8 2022
-Date

Mortgage Electronic Registration Systems, Inc.
as nominee for Lender, its successors and -MERS
assigns

By: Cindy Cowden

Printed/Typed Name: Cindy Cowden

Its: Assistant Secretary

(No Seal)

MORTGAGEE ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 08 day of August 2022, before me, Patricia Espindola Olesek *[name of notary]*, a Notary Public in and for said state, personally appeared Cindy Cowden Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Lender, its successors and assigns, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

PATRICIA ESPINDOLA-OLESEK
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 03, 2024

Patricia Espindola Olesek
Notary Signature

Patricia Espindola Olesek
Type or Print Name of Notary

Notary Public, State of Arizona

My Commission Expires: 02.03.2024

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EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 454-0610-000

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Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated November 30th, 2021, recorded on February 10th, 2022, in Liber or Book N/A, Page N/A, Instrument No. 11216783, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

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LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

DOC # 11346681
RECORDED
06/23/2023 06:09 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No. [redacted]
Investor Loan No. [redacted]

FHA Case No.: [redacted]

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 15th day of May, 2023, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and Allied First Bank, sb dba Servbank ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated August 30th, 2017, recorded September 14th, 2017, and recorded in Book/Liber N/A, Page N/A, Instrument No. 10711238, of the Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

UNOFFICIAL COPY

Loan No. [redacted]

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of July 1st, 2023, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $130,246.45, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 6.750%, from June 1st, 2023. Borrower promises to make monthly payments of principal and interest of U.S. $785.85, beginning on the 1st day of July, 2023, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 6.750% will remain in effect until principal and interest are paid in full. If on June 1st, 2063, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

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Loan No.: [redacted]

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

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Loan No. [redacted]

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

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Loan No.: [redacted]

May 24, 2023
Date

LITISHA M SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

BORROWER ACKNOWLEDGMENT

State of Wisconsin §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me May 24, 2023 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

TOMESHA WARD NOTARY PUBLIC STATE OF WISCONSIN

Notary Signature

Tomesha Ward
Type or Print Name of Notary

Notary Public, State of Wisconsin
My Commission Expires: 8-21-2026

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Loan No.: [redacted]

Allied First Bank, sb dba Servbank
-Lender

May 31, 2023
-Date

By: [redacted]
Printed Name: Erica Vigil
Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

The foregoing instrument was acknowledged before me this May 31 2023 [date], by Erica Vigil, Vice President [name of officer or agent, title of officer or agent] of Allied First Bank, sb dba Servbank, on behalf of said entity.

(Seal)

Amber L Simpson
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-05-2027
Commission No. 641557

Amber L. Simpson
Notary Signature

Amber L Simpson
Type or Print Name of Notary

Notary Public, State of Arizona
My Commission Expires: 1-5-2027

UNOFFICIAL COPY

EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 454-0610-000

UNOFFICIAL COPY

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated July 14th, 2022, recorded on August 31st, 2022, in Liber or Book N/A, Page N/A, Instrument No. 11279934, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

DOC # 11451282
RECORDED
09/20/2024 11:24 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Retura To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]

FHA Case No.: [redacted]

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 26th day of July, 2024, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and *Servbank, SB ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated August 30th, 2017, recorded September 14th, 2017, and recorded in Book/Liber N/A, Page N/A, Instrument No. 10711238, of the Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214.

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Loan No.: [redacted]

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of October 1st, 2024, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $148,997.82, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.250%, from September 1st, 2024. Borrower promises to make monthly payments of principal and interest of U.S. $953.10, beginning on the 1st day of October, 2024, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 7.250% will remain in effect until principal and interest are paid in full. If on September 1st, 2064, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

Loan No.: [redacted]

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

Loan No. [redacted]

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

Loan No.: [redacted]

8/19/2024.
Date

LITISHA M SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

BORROWER ACKNOWLEDGMENT

State of WI §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me Ana Brown, 8/19/24 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

ANA BROWN
Notary Public
State of Wisconsin

Ana Brown
Notary Signature

Ana Brown
Type or Print Name of Notary

Notary Public, State of WISCONSIN
My Commission Expires: 12/28/2025

Loan No. [redacted]

Servbank, SB —Lender

08-23-2024 -Date

By:

Printed Name: Greg Vigil #1207327

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

The foregoing instrument was acknowledged before me this August 23rd, 2024 [date], by Greg Vigil, Vice President [name of officer or agent, title of officer or agent] of Servbank, SB

, on behalf of said entity.

(Seal)

Gonzalo Vilchis
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-06-27
Commission No. 641431

Gonzalo Vilchis
Notary Signature

Gonzalo Vilchis
Type or Print Name of Notary

Notary Public, State of Arizona
My Commission Expires: 01-06-2027

EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 4540610000

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated May 15th, 2023, recorded on June 23rd, 2023, in Liber or Book N/A, Page N/A, Instrument No. 11346681, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

UNOFFICIAL COPY

DOC # 11534036
RECORDED
08/27/2025 09:59 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 4540610000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]

FHA Case No.: [redacted]

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 15th day of July, 2025, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and The Money Source Inc. by Servbank, N.A. FKA Allied First Bank, SB dba Servbank, as Attorney in Fact ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated August 30th, 2017, recorded September 14th, 2017, and recorded in Book/Liber N/A, Page N/A, Instrument No. 10711238, of the Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

UNOFFICIAL COPY

Loan No.: [redacted]

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of September 1st, 2025, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $172,203.78, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.125%, from August 1st, 2025. Borrower promises to make monthly payments of principal and interest of U.S. $1,085.80, beginning on the 1st day of September, 2025, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 7.125% will remain in effect until principal and interest are paid in full. If on August 1st, 2065, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

UNOFFICIAL COPY

Loan No. [redacted]

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

UNOFFICIAL COPY

Loan No. [redacted]

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

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Loan No.: [redacted]

August 1, 2025
Date

LITISHA M SMITH (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

BORROWER ACKNOWLEDGMENT

State of Wisconsin §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me August 1, 2025 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

TOMESHA WARD NOTARY PUBLIC STATE OF WISCONSIN

Notary Signature

Tomesha Ward
Type or Print Name of Notary

Notary Public, State of Wisconsin
My Commission Expires: 8-21-2026

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Loan No. [redacted]

Servbank, N.A. FKA Allied First Bank.
SB dba Servbank, as Attorney in Fact -Lender
for The Money Source Inc.

08-08-2025
-Date

By:

Printed Name: Greg Vigil AI207327

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

The foregoing instrument was acknowledged before me this August 8th 2025 [date], by Greg Vigil, Vice President [name of officer or agent, title of officer or agent] of Servbank, N.A. FKA Allied First Bank, SB dba Servbank, as Attorney in Fact for The Money Source Inc.

, on behalf of said entity.

(Seal)

Gonzalo Vilchis
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-06-27
Commission No. [redacted]

Gonzalo Vilchis
Notary Signature

Gonzalo Vilchis
Type or Print Name of Notary

Notary Public, State of Arizona
My Commission Expires: 01-06-2027

UNOFFICIAL COPY

EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 4540610000

UNOFFICIAL COPY

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated July 26th, 2024, recorded on September 20th, 2024, in Liber or Book N/A, Page N/A, Instrument No. 11451282, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

WARRANTY DEED

GRANTOR:	DUSTIN M. PRZYBYLSKI, SINGLE.		
GRANTEE:	RIVERHOUSE INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY.		
DATED:	04-10-2009	**RECORDED:**	04-14-2009
BOOK:		**PAGE:**	
INSTRUMENT NO.:	09725594		

WARRANTY DEED

GRANTOR:	RIVERHOUSE INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY.		
GRANTEE:	RUSSELL BEDNAREK AND DAWN BEDNAREK, HUSBAND AND WIFE.		
DATED:	05-21-2009	**RECORDED:**	06-05-2009
BOOK:		**PAGE:**	
INSTRUMENT NO.:	09748285		

WARRANTY DEED

GRANTOR:	RUSSELL BEDNAREK AND DAWN BEDNAREK, HUSBAND AND WIFE.		
GRANTEE:	LITISHA M. SMITH, SINGLE.		
DATED:	08-30-2017	**RECORDED:**	09-14-2017
BOOK:		**PAGE:**	
INSTRUMENT NO.:	10711237		

NOTE: SEE ATTACHED, DIVORCE, FILED ON 10-06-2023, IN CASE # 2023FA006009, BETWEEN (LITISHA MARIE SMITH AND DJUAN O STATEN).
NOTE: SEE ATTACHED "REGULATORY AGREEMENT AND COVENANT (SINGLE FAMILY HOUSING)" RECORDED ON 01/29/2018 IN INSTRUMENT # 10748235. The Community Development Authority of the City of West Allis
NOTE: SEE ATTACHED "MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT" RECORDED ON 05/09/2022 IN INSTRUMENT # 11244892. MV Realty of Wisconsin, LLC

MORTGAGE/DEED OF TRUST INFORMATION:

MORTGAGE

LENDER:	('MERS') MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GSF MORTGAGE CORPORATION.		
BORROWER:	LITISHA M SMITH, A SINGLE WOMAN.		
DATED:	08-30-2017	**RECORDED:**	09-14-2017
BOOK:		**PAGE:**	
INSTRUMENT NO.:	10711238		
AMOUNT:	$127,645.00		

[redacted]

ASSIGNMENT

ASSIGNOR:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR ALLIED FIRST BANK, SB DBA SERVBANK, ITS SUCCESSORS AND ASSIGNS.
ASSIGNEE:	SERVBANK, SB.
DATED:	06-11-2024
RECORDED:	06-14-2024
BOOK:	**PAGE:**
INSTRUMENT NO.:	11427184

LOAN MODIFICATION AGREEMENT

BY:	LITISHA M SMITH, A SINGLE WOMAN.
BETWEEN/AND:	SERVBANK, SB.
DATED:	07-26-2024
RECORDED:	09-20-2024
BOOK:	**PAGE:**
INSTRUMENT NO.:	11451282

LOAN MODIFICATION AGREEMENT

BY:	LITISHA M SMITH, A SINGLE WOMAN
BETWEEN/AND:	THE MONEY SOURCE INC. BY SERVBANK, N.A. FKA ALLIED FIRST BANK, SB DBA SERVBANK, AS ATTORNEY IN FACT.
DATED:	07-15-2025
RECORDED:	08-27-2025
BOOK:	**PAGE:**
INSTRUMENT NO.:	11534036

MORTGAGE

LENDER:	THE CITY OF WEST ALLIS DEPARTMENT OF DEVELOPMENT, HOUSING DIVISION ITS SUCCESSORS OR ASSIGNS.		
BORROWER:	LITISHA M. SMITH, A SINGLE PERSON.		
DATED:	09-07-2017	**RECORDED:**	01-29-2018
BOOK:		**PAGE:**	
INSTRUMENT NO.:	10748234		
AMOUNT:	$8,708.00		

[redacted]

PARTIAL CLAIM MORTGAGE

LENDER:	USA THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.		
TRUSTEE:			
BORROWER:	LITISHA M SMITH, A SINGLE WOMAN.		
DATED:	04-08-2019	**RECORDED:**	07-12-2019
BOOK:		**PAGE:**	
INSTRUMENT NO.:	10888030	**AMOUNT:**	$37,550.66

MORTGAGE FORECLOSURE/ LIS PENDENS:

MORTGAGE LIS PENDENS

CASE NO.:	23-CV-001814		
PLAINTIFF:	THE MONEY SOURCE INC.		
DEFENDANT:	LITISHA M. SMITH, DJUAN OQUINN STATEN, THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, MV REALTY OF WISCONSIN, LLC, METRO CAPITAL FUNDING LLC, COTTONWOOD FINANCIAL WISCONSIN LLC, THE CITY OF WEST ALLIS, DEPT OF DEVELOPMENT, HOUSING DIVISION, AND THE UNITED STATES OF AMERICA.		
DATED:			
RECORDED:	03-13-2023		
BOOK:		**PAGE:**	
INSTRUMENT NO.:	11323121	**AMOUNT:**	

NOTE: SEE ATTACHED "RELEASE OF LIS PENDENS" RECORDED ON 06/29/2023 IN INSTRUMENT # 11348439.

MORTGAGE FORECLOSURE

CASE NO.:	2024CV004796		
PLAINTIFF:	SERVBANK, SB.		
DEFENDANT:	SMITH, LITISHA M., STATEN, DJUAN O., THE CITY OF WEST ALLIS, DEPT OF DEVELOPMENT, HOUSING DIV, THE UNITED STATES OF AMERICA, THE UNITED STATES OF AMERICA, THE COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF WEST ALLIS, MV REALTY OF WISCONSIN, LLC., STATE OF WISCONSIN, METRO CAPITAL FUNDING LLC., COTTONWOOD FINANCIAL WISCONSIN LLC.		
DATED:			
FILED:	06-17-2024		
BOOK:		**PAGE:**	
INSTRUMENT NO.:		**AMOUNT:**	

[redacted]

MORTGAGE LIS PENDENS

CASE NO.:	25-CV-000617
PLAINTIFF:	SERVBANK, SB.
DEFENDANT:	LITISHA M. SMITH, JOHN DOE SMITH, DJUAN OQUINN STATEN, THE CITY OF WEST ALLIS, DEPT OF DEVELOPMENT, HOUSING DIVISION, THE UNITED STATES OF AMERICA, THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, MV REALTY OF WISCONSIN, LLC, STATE OF WISCONSIN AND METRO CAPITAL FUNDING LLC.
DATED:	
RECORDED:	01-22-2025
BOOK:	PAGE:
INSTRUMENT NO.:	11479836 AMOUNT:

NOTE: SEE ATTACHED "RELEASE OF LIS PENDENS" RECORDED ON 05/13/2025 IN INSTRUMENT # 11505814.

JUDGMENTS:

[redacted]

JUDGMENT

CASE NO.:	2025SC012425
PLAINTIFF:	MIDLAND CREDIT MANAGEMENT, INC.
DEFENDANT:	LITISHA SMITH
DATED:	
DOCKETED:	06-18-2025
BOOK:	PAGE:
INSTRUMENT NO.:	AMOUNT: $1,151.79

[redacted]

[redacted]

UCC FINANCING STATEMENT:

NONE

NOTICE OF LIENS:

TAX WARRANT

CASE NO.:	2024TW002999		
PLAINTIFF:	DEPT. OF REVENUE STATE OF WISCONSIN		
DEFENDANT:	LITISHA M SMITH		
DATED:			
DOCKETED:	07-08-2024		
BOOK:		PAGE:	
INSTRUMENT NO.:		AMOUNT:	$14,366.43

TAX SALE CERTIFICATE:

NONE

MECHANIC'S LIENS:

FILED
02-18-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV001399
Honorable Cynthia M. Davis-21
Branch 21

STATE OF WISCONSIN **CIRCUIT COURT** **MILWAUKEE**

Servbank, N.A. vs. Litisha M. Smith et al

Electronic Filing Notice

Case No. 2026CV001399
Class Code: Foreclosure of Mortgage

RECEIVED
FEB 20 2026
WEST ALLIS
CITY ATTORNEY

THE COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF WEST ALLIS
7525 W GREENFIELD AVE
MILWAUKEE WI 53214-4648

Case number 2026CV001399 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at **http://efiling.wicourts.gov/** and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: a3c78b

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: February 18, 2026

2-20-26
11:46a

WEST ALLIS ATTORNEY
20 FEB '26 AM11:55

FILED
02-18-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV001399
Honorable Cynthia M. Davis-21
Branch 21

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

Servbank, N.A. f/k/a Servbank, SB
3138 E Elwood St
Phoenix, AZ 85034

Plaintiff,

vs.

Litisha M. Smith
5642 N 74th St
Milwaukee, WI 53218-2246

John Doe Smith
5642 N 74th St
Milwaukee, WI 53218-2246

Djuan Oquinn Staten
4039 N 19th St
Milwaukee, WI 53209-6803

The City of West Allis, Department of Development, Housing Division
7525 W Greenfield Ave
West Allis, WI 53214-4648

The United States of America
c/o US Attorney
517 E Wisconsin Ave
Milwaukee, WI 53202-4500
&
c/o US Attorney General
950 Pennsylvania Ave NW, Rm B-103
Washington, DC 20530-0001

U.S. Department of HUD
c/o Office of Regional Counsel
77 W Jackson Blvd Rm 2604
Chicago, IL 60604-3511

The Community Development Authority of the City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214-4648

SUMMONS

Case Code 30404
(Foreclosure of Mortgage)
The amount claimed exceeds $10,000.00

MV Realty of Wisconsin, LLC
c/o CT Corporation System, Registered Agent
301 S Bedford St Ste 1
Madison, WI 53703-3691

State of Wisconsin
c/o Attorney General
114 East State Capitol
Madison, WI 53703

Midland Credit Management, Inc
c/o Corporation Service Company,
Registered Agent
33 E Main St Ste 610
Madison, WI 53703-4655

Defendants.

THE STATE OF WISCONSIN

To each person named above as a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this summons (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance company), you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is set forth below, and to the plaintiff's attorney, at the address set forth below. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days (60 days if you are the United States of America, 45 days if you are the State of Wisconsin or an insurance company), the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate

you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 17th day of February, 2026.

Gray & Associates, L.L.P.
Attorneys for Plaintiff

By: _____
Robert M. Piette
State Bar No. 1018058

16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-1987
086698F05

Address of Court:
Milwaukee County Courthouse
901 N. Ninth Street
Milwaukee, WI 53233-1425

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

FILED
02-18-2026
Anna Maria Hodges
Clerk of Circuit Court
2026CV001399
Honorable Cynthia M. Davis-21
Branch 21

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

Servbank, N.A. f/k/a Servbank, SB
3138 E Elwood St
Phoenix, AZ 85034

Plaintiff,
vs.

Litisha M. Smith
5642 N 74th St
Milwaukee, WI 53218-2246

John Doe Smith
5642 N 74th St
Milwaukee, WI 53218-2246

Djuan Oquinn Staten
4039 N 19th St
Milwaukee, WI 53209-6803

The City of West Allis, Department of Development, Housing Division
7525 W Greenfield Ave
West Allis, WI 53214-4648

The United States of America
c/o US Attorney
517 E Wisconsin Ave
Milwaukee, WI 53202-4500
&
c/o US Attorney General
950 Pennsylvania Ave NW, Rm B-103
Washington, DC 20530-0001

U.S. Department of HUD
c/o Office of Regional Counsel
77 W Jackson Blvd Rm 2604
Chicago, IL 60604-3511

The Community Development Authority of the City of West Allis
7525 W Greenfield Ave
West Allis, WI 53214-4648

COMPLAINT

Case Code 30404
(Foreclosure of Mortgage)
The amount claimed exceeds $10,000.00

MV Realty of Wisconsin, LLC
c/o CT Corporation System, Registered Agent
301 S Bedford St Ste 1
Madison, WI 53703-3691

State of Wisconsin
c/o Attorney General
114 East State Capitol
Madison, WI 53703

Midland Credit Management, Inc
c/o Corporation Service Company,
Registered Agent
33 E Main St Ste 610
Madison, WI 53703-4655

Defendants.

Plaintiff, by its attorneys, Gray & Associates, L.L.P., pleads as follows:

1. The plaintiff is the current holder of a certain note, recorded mortgage and loan modification agreement on real estate located in this county, a true copy of the note is attached hereto as Exhibit A and is incorporated by reference. A true copy of the mortgage is attached hereto as Exhibit B and is incorporated by reference. True copies of the loan modifications are attached hereto as Exhibit C and are incorporated by reference.

2. The mortgaged real estate is owned of record by Litisha M. Smith.

3. There has been a failure to make contractual payments as required, and there is now due and owing to plaintiff the principal sum of $172,203.78 together with interest from the 1st day of August, 2025.

4. The plaintiff has declared the indebtedness immediately due and payable by reason of the default in the payments and has directed that foreclosure proceedings be instituted.

5. The mortgaged premises is real estate which is 20 acres or less; with a one to four family residence thereon which is not occupied as the homestead of the defendants; said premises cannot be sold in parcels without injury to the interests of the parties.

6. The mortgagors expressly agreed to the reduced redemption period provisions contained in Chapter 846 of the Wisconsin Statutes; the plaintiff hereby elects to proceed under section 846.103(2) with a three month period of redemption, thereby waiving judgment for any deficiency against every party who is personally liable for the debt, and to consent that the owner, unless he or she abandons the property, may remain in possession and be entitled to all rents and profits therefrom to the date of confirmation of the sale by the court.

7. No proceedings have been had at law or otherwise for the recovery of the sums secured by said note and mortgage except for the present action, and all conditions precedent to the commencement of this action are satisfied.

8. That the names of all defendants herein are set forth in the Lien Report annexed hereto and incorporated by reference; that the defendants have or claim to have an interest in the mortgaged premises, as more particularly set forth in the said Lien Report, but that said interests are subject and subordinate to the plaintiff's mortgage.

9. That John Doe Smith has or may claim to have an interest in the subject encumbered property by virtue of being the present spouse of Litisha M. Smith and any such interest is subject and subordinate to the plaintiff's mortgage.

10. That Djuan Oquinn Staten has or may claim to have an interest in the subject encumbered property by virtue of being the former spouse of Litisha M. Smith and any such interest is subject and subordinate to the plaintiff's mortgage.

11. That the Community Development Authority of the City of West Allis has or may claim to have an interest in the property by virtue of the Regulatory Agreement and Covenant recorded on January 29, 2018 as Document # 10748235 but any such interest is subject and subordinate to the plaintiff's mortgage.

12. That MV Realty of Wisconsin, LLC has or may claim to have an interest in the property by virtue of the Memorandum recorded on May 9, 2022 as Document # 11244892 but any such interest is subject and subordinate to the plaintiff's mortgage.

WHEREFORE, the plaintiff demands.

1. Judgment of foreclosure and sale of the mortgaged premises in accordance with the provisions of section 846.103(2) of the Wisconsin Statutes, with plaintiff expressly waiving its right to obtain a deficiency judgment against any defendant in this action.

2. That the amounts due to the plaintiff for principal, interest, taxes, insurance, costs of suit and attorney fees be determined.

3. That the defendants, and all persons claiming under them be barred from all rights in said premises, except that right to redeem.

4. That the premises be sold for payment of the amount due to the plaintiff, together with interest, reasonable attorney fees and costs, costs of sale and any advances made for the benefit and preservation of the premises until confirmation of sale.

5. That the defendants and all persons claiming under them be enjoined from committing waste or doing any act that may impair the value of the mortgaged premises; and

That the plaintiff have such other and further judgment order or relief as may be just and equitable.

Dated this 17th day of February, 2026.

Gray & Associates, L.L.P.
Attorneys for Plaintiff

By: _____

Robert M. Piette
State Bar No. 1018058

16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-1987

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.

LOAN #
MIN

NOTE

FHA Case No.

August 30, 2017 [Date] | BROOKFIELD, [City] | Wisconsin [State]

1750 S 61st Street, West Allis, WI 53214
[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. $127,645.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is GSF Mortgage Corporation.

I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 5.125 %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

Solely for the purpose of computing interest, a monthly payment received by the Note Holder within 30 days prior to or after the date it is due will be deemed to be paid on such due date.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 1st day of each month beginning on October 1, 2017. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied to interest and any other items in the order described in the Security Instrument before Principal. If, on September 1, 2047, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at 15430 W Capitol Drive
Brookfield, WI 53005
or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. $695.01.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 4.000 % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and

all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED

LITISHA M SMITH (Seal)

Lender: GSF Mortgage Corporation
NMLS ID: [redacted]
Loan Originator: LeMar James Welch
NMLS ID: [redacted]

[Sign Original Only]

LOAN #: [redacted]

PAY TO THE ORDER OF:
WITHOUT RECOURSE
GSF Mortgage Corporation

The Money Source, Inc

BY: _____
Chad J. Jampedro, President

[Sign Original Only]

EXHIBIT A

ALLONGE

Loan Number: [redacted]

Previous Loan [redacted]

Borrower(s): **Litisha M Smith**

Property Address: **1750 S 61St Street, West Allis, WI 53214**

Principal Balance: **$ 127,645.00**

Note Date: **08/30/2017**

PAY TO THE ORDER OF

_____

Without Recourse

Company Name: The Money Source, Inc

By: _____

Lauren Jara
Funding Manager

EXHIBIT A

SMITH, LW# [redacted]
10

THE MINUTE SOURCE [redacted]

DOC. # 10711238
RECORDED:
09/14/2017 12:02 PM
JOHN LA FAVE
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00

MORTGAGE

DOCUMENT NUMBER
When recorded, return to:
GSF Mortgage Corporation
Attn: Final Document Dept.
15430 W Capitol Drive
Brookfield, WI 53005

LOAN # [redacted]
PARCEL IDENTIFIER NUMBER 454-0610-000

[Space Above This Line For Recording Data]

FHA Case No. [redacted]

MIN: [redacted]
MERS PHONE #: 1-888-679-5377

DEFINITIONS
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 18 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.
(A) "Security Instrument" means this document, which is dated August 30, 2017, together with all Riders to this document.
(B) "Borrower" is LITISHA M SMITH, A SINGLE WOMAN.

Borrower is the mortgagor under this Security Instrument.
(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the mortgagee under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(D) "Lender" is GSF Mortgage Corporation.

Lender is a Corporation, organized and existing under the laws of Delaware.
Lender's address is 15430 W Capitol Drive, Brookfield, WI 53005.

(E) "Note" means the promissory note signed by Borrower and dated August 30, 2017. The Note states that Borrower owes Lender ONE HUNDRED TWENTY SEVEN THOUSAND SIX HUNDRED FORTY FIVE AND NO/100** ********** Dollars (U.S. $127,645.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than September 1, 2047.
(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(G) "Loan" means the debt evidenced by the Note, plus interest, late charges due under the Note, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:
☐ Adjustable Rate Rider ☐ Condominium Rider ☐ Planned Unit Development Rider
☐ Other(s) [specify]

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic

tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) **"Escrow Items"** means those items that are described in Section 3.

(M) **"Miscellaneous Proceeds"** means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) **"Mortgage Insurance"** means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) **"Periodic Payment"** means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) **"RESPA"** means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) **"Secretary"** means the Secretary of the United States Department of Housing and Urban Development or his designee.

(R) **"Successor in Interest of Borrower"** means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, with power of sale, the following described property located in the County [Type of Recording Jurisdiction] of Milwaukee [Name of Recording Jurisdiction]:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
PIN# 454-0610-000

which currently has the address of **1750 S 61st Street, West Allis,** [Street] [City]

Wisconsin **53214** [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept

any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority:

First, to the Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly mortgage insurance premiums;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and,

Fifth, to late charges due under the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 14 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but

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not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 24 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that this requirement shall cause undue hardship for the Borrower, or unless extenuating circumstances exist which are beyond Borrower's control.

7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

If condemnation proceeds are paid in connection with the taking of the property, Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts, and then to payment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments or change the amount of such payments.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. **Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding

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in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying Reasonable Attorneys' Fees (as defined in Section 27) to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. Borrower shall not surrender the leasehold estate and interests herein conveyed or terminate or cancel the ground lease. Borrower shall not, without the express written consent of Lender, alter or amend the ground lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

12. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 17, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 19) and benefit the successors and assigns of Lender.

13. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Lender may collect fees and charges authorized by the Secretary. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment with no changes in the due date or in the monthly payment amount unless the Note holder agrees in writing to those changes. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

14. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

15. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

16. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 17, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to reinstatement of a mortgage. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 27), property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. However, Lender is not required to reinstate if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceedings; (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

19. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer,

the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

20. Borrower Not Third-Party Beneficiary to Contract of Insurance. Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower acknowledges and agrees that the Borrower is not a third party beneficiary to the contract of insurance between the Secretary and Lender, nor is Borrower entitled to enforce any agreement between Lender and the Secretary, unless explicitly authorized to do so by Applicable Law.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

22. Grounds for Acceleration of Debt.

(a) Default. Lender may, except as limited by regulations issued by the Secretary, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) Sale Without Credit Approval. Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) Mortgage Not Insured. Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

23. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Section 23.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

LOAN # [redacted]

24. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 17 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 24, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 27) and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice of sale in the manner prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Lender shall publish the notice of sale, and the Property shall be sold in the manner prescribed by Applicable Law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, Reasonable Attorneys' Fees (as defined in Section 27); (b) to all sums secured by this Security Instrument; and (c) any excess to the clerk of the circuit court of the county in which the sale is held.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Section 22, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 et seq.) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Section 24 or applicable law.

25. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

26. Accelerated Redemption Periods. If the Property is a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Borrower agrees to the provisions of Section 846.101 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one- to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church, or a tax-exempt charitable organization, Borrower agrees to the provisions of Section 846.103 of the Wisconsin Statutes, and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

27. Attorneys' Fees. If this Security Instrument is subject to Chapter 428 of the Wisconsin Statutes, "Reasonable Attorneys' Fees" shall mean only those attorneys' fees allowed by that Chapter.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Latisha M. L S 8-30-17 (Seal)
LITISHA M SMITH DATE

State of WI
County of Milwaukee

This instrument was acknowledged before me on AUGUST 30, 2017 (date) by LITISHA M SMITH (name(s) of person(s)).

Sara Brandt Title and Rank: Closer
(Signature of Notarial Officer)

My Commission Expires: 9-18-20

NOTARY PUBLIC SARA BRANDT STATE OF WISCONSIN

Lender: GSF Mortgage Corporation
NMLS ID: [redacted]
Loan Originator: LeMar James Welch
NMLS ID: [redacted]

EXHIBIT B 283

LOAN #[redacted]

THIS INSTRUMENT WAS DRAFTED BY:
SANDRA OSSANNA
GSF MORTGAGE CORPORATION
15430 W CAPITOL DRIVE
BROOKFIELD, WI 53005

EXHIBIT B

Exhibit A

Lot 19 and the North 15 feet of Lot 20, in Block 7, in Central Improvement Company's Subdivision No. 2, a Subdivision of a part of the Northeast ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

EXHIBIT B

UNOFFICIAL COPY

DOC # 10888029
RECORDED
07/12/2019 01:44 PM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan
MERS No.: [redacted]

FHA Case No.: [redacted]

MERS Phone: 1-888-679-6377

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 8th day of April, 2019, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and The Money Source, Inc. ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS") ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated August 30th, 2017, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026, and recorded on September 14th, 2017, in Mortgage Book N/A, Page N/A, Instrument No. 10711238, Official Records of Milwaukee County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 1750 S 61ST STREET, WEST ALLIS, Wisconsin 53214

UNOFFICIAL COPY

Loan No.: [redacted]

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of June 1st, 2019 , the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $ 95,682.54 , consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 5.250 %, from May 1st, 2019 . Borrower promises to make monthly payments of principal and interest of U.S. $ 528.36 , beginning on the 1st day of June, 2019 , and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 5.250 % will remain in effect until principal and interest are paid in full. If on May 1st, 2049 , (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

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Loan No.: [redacted]

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

(g) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been

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Loan No. [redacted]

waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

5/3/19
Date

LITISHA M SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

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Loan No.: [redacted]

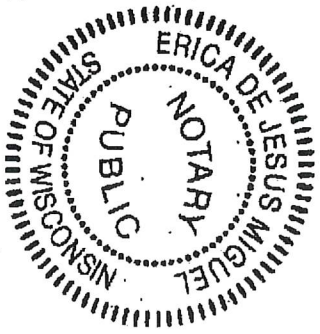
BORROWER ACKNOWLEDGMENT

State of Wisconsin §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me May 03, 2019 *[date]*, by LITISHA M SMITH

[name of person acknowledged].

(Seal)



Erica DeJesus Miguel
Notary Signature

Erica DeJesus Miguel
Type or Print Name of Notary

Notary Public, State of Wisconsin

My Commission Expires: August 07, 2021

EXHIBIT C

UNOFFICIAL COPY

Loan No. [redacted]

5/7/19
-Date

The Money Source, Inc.
-Lender

By: [signature]

Printed/Typed Name: Rick Smith

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Connecticut §
§
County of New Haven §

On this 7 day of May, 2019, before me, Brittany Williams [name of notary], a Notary Public in and for said state, personally appeared Rick Smith * of Vice President The Money Source, Inc., Lender, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

BRITTANY WILLIAMS NOTARY PUBLIC CONNECTICUT

[signature]
Notary Signature

Brittany Williams
Type or Print Name of Notary

Notary Public, State of CT

My Commission Expires: 12/31/21

EXHIBIT C

UNOFFICIAL COPY

Loan No.: [redacted]

5/7/19
-Date

Mortgage Electronic Registration Systems, Inc.
as nominee for Lender, its successors and assigns -MERS

By: [signature]

Printed/Typed Name: Rick Smith

Its: Assistant Secretary

(No Seal)

MORTGAGEE ACKNOWLEDGMENT

State of Connecticut §
§
County of New Haven §

On this 7 day of May, 2019, before me, Brittany Williams [name of notary], a Notary Public in and for said state, personally appeared Rick Smith, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Lender, its successors and assigns, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

BRITTANY WILLIAMS NOTARY PUBLIC CONNECTICUT

[signature]
Notary Signature

Brittany Williams
Type or Print Name of Notary

Notary Public, State of CT

My Commission Expires: 12/31/21

UNOFFICIAL COPY

Exhibit "A"
Legal Description

Lot 19 and the North 15 feet of Lot 20, in Block 7, in Central Improvement Company's Subdivision No. 2, a Subdivision of a part of the Northeast ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

APN: 454-0610-000

UNOFFICIAL COPY

DOC # 11216783
RECORDED
02/10/2022 06:16 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]
MERS No.: [redacted]

FHA Case No.: [redacted]

MERS Phone: 1-888-679-6377

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 30th day of November, 2021, between LITISHA M. SMITH, A SINGLE WOMAN ("Borrower") and The Money Source Inc. ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS") ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated August 30th, 2017, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026 and recorded on September 14th, 2017, in Mortgage Book N/A, Page N/A, Instrument No. 10711238, Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

UNOFFICIAL COPY

Loan No. [redacted]

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of February 1st, 2022, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $108,615.16, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 3.000%, from January 1st, 2022. Borrower promises to make monthly payments of principal and interest of U.S. $457.93, beginning on the 1st day of February, 2022, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 3.000% will remain in effect until principal and interest are paid in full. If on January 1st, 2052, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

UNOFFICIAL COPY

Loan No. [redacted]

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

(g) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been

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Loan No. [redacted]

waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

December 4, 2021
Date

LITISHA M. SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

UNOFFICIAL COPY

Loan No.: [redacted]

BORROWER ACKNOWLEDGMENT

State of WI §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me December 4th, 2021 [date], by LITISHA M. SMITH

[name of person acknowledged].

(Seal)

ANA BROWN
Notary Public
State of Wisconsin

Ana Brown
Notary Signature

ANA BROWN
Type or Print Name of Notary

Notary Public, State of Wisconsin

My Commission Expires: 12/28/21

UNOFFICIAL COPY

Loan No. [redacted]

12/14/21
-Date

The Money Source Inc.
-Lender

By: _____

Printed/Typed Name: Greg Vigil

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 14th day of December, 2021, before me, Tracy Lawhon [name of notary], a Notary Public in and for said state, personally appeared Greg Vigil of The Money Source Inc.

, Lender,

personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

TRACY LAWHON
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 15, 2025

Tracy Lawhon
Notary Signature

Tracy Lawhon
Type or Print Name of Notary

Notary Public, State of Arizona

My Commission Expires: Feb 15, 2025

UNOFFICIAL COPY

Loan No. [redacted]

12/16/21
-Date

Mortgage Electronic Registration Systems, Inc.
as nominee for Lender, its successors and -MERS
assigns

By: _____

Printed/Typed Name: Greg Vigil

Its: Assistant Secretary

(No Seal)

MORTGAGEE ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 16th day of December, 2021, before me, Tracy Lawhon [name of notary], a Notary Public in and for said state, personally appeared Greg Vigil, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Lender, its successors and assigns, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

TRACY LAWHON
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 15, 2025

_____
Notary Signature

Tracy Lawhon
Type or Print Name of Notary

Notary Public, State of Arizona

My Commission Expires: Feb 15, 2025

UNOFFICIAL COPY

EXHIBIT "A"

Lot 19 and the North 15 feet of Lot 20, in Block 7, in Central Improvement Company's Subdivision No. 2, a Subdivision of a part of the Northeast ¼ of Section 3, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Tax ID #: 454-0610-000

UNOFFICIAL COPY

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated April 8th, 2019, recorded on July 12th, 2019, in Liber or Book N/A, Page N/A, Instrument No. 10888029, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

UNOFFICIAL COPY

DOC # 11279934
RECORDED
08/31/2022 06:03 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]
MERS No.: [redacted]

FHA Case No.: [redacted]

MERS Phone: 1-888-679-6377

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 14th day of July, 2022, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and The Money Source Inc. ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("MERS") ("Mortgagee"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated August 30th, 2017, granted or assigned to Mortgage Electronic Registration Systems, Inc. as mortgagee of record (solely as nominee for Lender and Lender's successors and assigns), P.O. Box 2026, Flint, Michigan 48501-2026 and recorded on September 14th, 2017, in Mortgage Book N/A, Page N/A, Instrument No. 10711238, Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in said Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

UNOFFICIAL COPY

Loan No. [redacted]

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of September 1st, 2022, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $117,228.42, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 5.250%, from August 1st, 2022. Borrower promises to make monthly payments of principal and interest of U.S. $647.34, beginning on the 1st day of September, 2022, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 5.250% will remain in effect until principal and interest are paid in full. If on August 1st, 2052, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

UNOFFICIAL COPY

Loan No.: [redacted]

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging ☐.

(g) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as nominee for Lender and Lender's successors and assigns. **MERS is the Mortgagee of record under the Security Instrument and this Agreement.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been

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Loan No. [redacted]

waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

8/2/2022
Date

LITISHA M SMITH (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

UNOFFICIAL COPY

Loan No.: [redacted]

BORROWER ACKNOWLEDGMENT

State of Wisconsin §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me August 2nd, 2022 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

ANA BROWN
Notary Public
State of Wisconsin

Ana Brown
Notary Signature

ANA BROWN
Type or Print Name of Notary

Notary Public, State of Wisconsin

My Commission Expires: 12/28/2025

EXHIBIT C

UNOFFICIAL COPY

Loan No.: [redacted]

August 8 2022
-Date

The Money Source Inc.
-Lender

By: [signature]

Printed/Typed Name: Cindy Cawden

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 08 day of August, 2022, before me, Patricia Espindola Olesek *[name of notary]*, a Notary Public in and for said state, personally appeared Cindy Cawden, VP of The Money Source Inc., Lender, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

PATRICIA ESPINDOLA-OLESEK
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 03, 2024

[signature]
Notary Signature

Patricia Espindola Olesek
Type or Print Name of Notary

Notary Public, State of Arizona

My Commission Expires: 02.03.2024

UNOFFICIAL COPY

Loan No. [redacted]

August 8 2022
-Date

Mortgage Electronic Registration Systems, Inc.
as nominee for Lender, its successors and -MERS
assigns

By: Cindy Cowden

Printed/Typed Name: Cindy Cowden

Its: Assistant Secretary

(No Seal)

MORTGAGEE ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

On this 08 day of August 2022, before me, Patricia Espindola Olesek *[name of notary]*, a Notary Public in and for said state, personally appeared Cindy Cowden Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as nominee for Lender, its successors and assigns, personally known to me to be the person who executed the within instrument on behalf of said entity, and acknowledged to me that he/she/they executed the same for the purpose therein stated.

(Seal)

PATRICIA ESPINDOLA-OLESEK
Notary Public, State of Arizona
Maricopa County
Commission # [redacted]
My Commission Expires
February 03, 2024

Patricia Espindola Olesek
Notary Signature

Patricia Espindola Olesek
Type or Print Name of Notary

Notary Public, State of Arizona

My Commission Expires: 02.03.2024

UNOFFICIAL COPY

EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 454-0610-000

UNOFFICIAL COPY

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated November 30th, 2021, recorded on February 10th, 2022, in Liber or Book N/A, Page N/A, Instrument No. 11216783, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

EXHIBIT "B"

UNOFFICIAL COPY

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

DOC # 11346681
RECORDED
06/23/2023 06:09 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No. [redacted]
Investor Loan No. [redacted]

FHA Case No.: [redacted]

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 15th day of May, 2023, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and Allied First Bank, sb dba Servbank ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated August 30th, 2017, recorded September 14th, 2017, and recorded in Book/Liber N/A, Page N/A, Instrument No. 10711238, of the Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

UNOFFICIAL COPY

Loan No. [redacted]

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of July 1st, 2023, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $130,246.45, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 6.750%, from June 1st, 2023. Borrower promises to make monthly payments of principal and interest of U.S. $785.85, beginning on the 1st day of July, 2023, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 6.750% will remain in effect until principal and interest are paid in full. If on June 1st, 2063, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

UNOFFICIAL COPY

Loan No.: [redacted]

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

EXHIBIT C

UNOFFICIAL COPY

Loan No. [redacted]

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

EXHIBIT C

UNOFFICIAL COPY

Loan No. [redacted]

May 24, 2023
Date

LITISHA M SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

BORROWER ACKNOWLEDGMENT

State of Wisconsin §
County of Milwaukee §

The foregoing instrument was acknowledged before me May 24 2023 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

TOMESHA WARD NOTARY PUBLIC STATE OF WISCONSIN

Notary Signature

Tomesha Ward
Type or Print Name of Notary

Notary Public, State of Wisconsin
My Commission Expires: 8-21-2026

UNOFFICIAL COPY

Loan No.: [redacted]

Allied First Bank, sb dba Servbank
-Lender

May 31, 2023
-Date

By: [redacted]
Printed Name: Greg Vigu
Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

The foregoing instrument was acknowledged before me this May 31 2023 [date], by Greg Vigu, Vice President [name of officer or agent, title of officer or agent] of Allied First Bank, sb dba Servbank, on behalf of said entity.

(Seal)

Amber L Simpson
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-05-2027
Commission No. 641557

Amber L. Simpson
Notary Signature

Amber L Simpson
Type or Print Name of Notary

Notary Public, State of Arizona
My Commission Expires: 1-5-2027

UNOFFICIAL COPY

EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 454-0610-000

UNOFFICIAL COPY

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated July 14th, 2022, recorded on August 31st, 2022, in Liber or Book N/A, Page N/A, Instrument No. 11279934, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

DOC # 11451282
RECORDED
09/20/2024 11:24 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 454-0610-000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]

FHA Case No.: [redacted]

LOAN MODIFICATION AGREEMENT
(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 26th day of July, 2024, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and *Servbank, SB ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated August 30th, 2017, recorded September 14th, 2017, and recorded in Book/Liber N/A, Page N/A, Instrument No. 10711238, of the Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Loan No.: [redacted]

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of October 1st, 2024, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $148,997.82, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.250%, from September 1st, 2024. Borrower promises to make monthly payments of principal and interest of U.S. $953.10, beginning on the 1st day of October, 2024, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 7.250% will remain in effect until principal and interest are paid in full. If on September 1st, 2064, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

Loan No.: [redacted]

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Securily Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

Loan No. [redacted]

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

Loan No. [redacted]

8/19/2024.
Date

LITISHA M SMITH (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

Date (Seal) –Borrower

BORROWER ACKNOWLEDGMENT

State of WI §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me Ana Brown, 8/19/24 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

ANA BROWN
Notary Public
State of Wisconsin

Notary Signature

Ana Brown
Type or Print Name of Notary

Notary Public, State of WISCONSIN
My Commission Expires: 12/28/2025

Loan No. [redacted]

Servbank, SB —Lender

08-23-2024 -Date

By:

Printed Name: Greg Vigil #1207327

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

The foregoing instrument was acknowledged before me this August 23rd, 2024 [date], by Greg Vigil, Vice President [name of officer or agent, title of officer or agent] of Servbank, SB

, on behalf of said entity.

(Seal)

Gonzalo Vilchis
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-06-27
Commission No. 641431

Gonzalo Vilchis
Notary Signature

Gonzalo Vilchis
Type or Print Name of Notary

Notary Public, State of Arizona
My Commission Expires: 01-06-2027

EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 4540610000

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated May 15th, 2023, recorded on June 23rd, 2023, in Liber or Book N/A, Page N/A, Instrument No. 11346681, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

UNOFFICIAL COPY

DOC # 11534036
RECORDED
08/27/2025 09:59 AM
ISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:
This document has been electronically recorded and returned to the submitter.

LOAN MODIFICATION AGREEMENT

After Recording Return To:
RUTH RUHL, P.C.
Attn: Recording Department
12700 Park Central Drive, Suite 850
Dallas, Texas 75251

Parcel ID Number: 4540610000

This Instrument Was Drafted By:
Ruth Ruhl, Esquire
RUTH RUHL, P.C.
12700 Park Central Drive, Suite 850
Dallas, TX 75251

[Space Above This Line For Recording Data]

Loan No.: [redacted]
Investor Loan No.: [redacted]

FHA Case No.: [redacted]

LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 15th day of July, 2025, between LITISHA M SMITH, A SINGLE WOMAN ("Borrower") and The Money Source Inc. by Servbank, N.A. FKA Allied First Bank, SB dba Servbank, as Attorney in Fact ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated August 30th, 2017, recorded September 14th, 2017, and recorded in Book/Liber N/A, Page N/A, Instrument No. 10711238, of the Official Records of MILWAUKEE County, Wisconsin, and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property," located at 1750 S 61ST ST, WEST ALLIS, Wisconsin 53214,

the real property described being set forth as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.
SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

UNOFFICIAL COPY

Loan No.: [redacted]

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of September 1st, 2025, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. $172,203.78, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized.

2. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the Unpaid Principal Balance at the yearly rate of 7.125%, from August 1st, 2025. Borrower promises to make monthly payments of principal and interest of U.S. $1,085.80, beginning on the 1st day of September, 2025, and continuing thereafter on the same day of each succeeding month until principal and interest are paid in full. The yearly rate of 7.125% will remain in effect until principal and interest are paid in full. If on August 1st, 2065, (the "Maturity Date"), Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, Borrower will pay these amounts in full on the Maturity Date.

3. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

4. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the specified date in paragraph No. 1 above:

(a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

(b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

5. Borrower understands and agrees that:

(a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.

(b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.

UNOFFICIAL COPY

Loan No. [redacted]

(c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.

(d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.

(e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.

(f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging☐.

6. If applicable, by this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligations to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.

7. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

UNOFFICIAL COPY

Loan No. [redacted]

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund Borrower any Funds held by Lender.

UNOFFICIAL COPY

Loan No.: [redacted]

August 1, 2025
Date

LITISHA M SMITH (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

Date (Seal) -Borrower

BORROWER ACKNOWLEDGMENT

State of Wisconsin §
§
County of Milwaukee §

The foregoing instrument was acknowledged before me August 1, 2025 [date], by LITISHA M SMITH

[name of person acknowledged].

(Seal)

TOMESHA WARD NOTARY PUBLIC STATE OF WISCONSIN

Notary Signature

Tomesha Ward
Type or Print Name of Notary

Notary Public, State of Wisconsin
My Commission Expires: 8-21-2026

UNOFFICIAL COPY

Loan No. [redacted]

Servbank, N.A. FKA Allied First Bank.
SB dba Servbank, as Attorney in Fact -Lender
for The Money Source Inc.

08-08-2025
-Date

By:

Printed Name: Greg Vigil #1207327

Its: Vice President

(No Seal)

LENDER ACKNOWLEDGMENT

State of Arizona §
§
County of Maricopa §

The foregoing instrument was acknowledged before me this August 8th 2025 [date], by Greg Vigil, Vice President [name of officer or agent, title of officer or agent] of Servbank, N.A. FKA Allied First Bank, SB dba Servbank, as Attorney in Fact for The Money Source Inc.

, on behalf of said entity.

(Seal)

Gonzalo Vilchis
Notary Public
Maricopa County, Arizona
My Comm. Expires 01-06-27
Commission No. [redacted]

Gonzalo Vilchis
Notary Signature

Gonzalo Vilchis
Type or Print Name of Notary

Notary Public, State of Arizona
My Commission Expires: 01-06-2027

UNOFFICIAL COPY

EXHIBIT "A"

LOT 19 AND THE NORTH 15 FEET OF LOT 20, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Tax ID #: 4540610000

UNOFFICIAL COPY

Loan No.: [redacted]

EXHIBIT "B"
PRIOR LOAN MODIFICATION AGREEMENT

The Security Instrument was previously modified by a Loan Modification Agreement dated July 26th, 2024, recorded on September 20th, 2024, in Liber or Book N/A, Page N/A, Instrument No. 11451282, of the Official Records of MILWAUKEE County/Parish, Wisconsin.

WARRANTY DEED

GRANTOR:	DUSTIN M. PRZYBYLSKI, SINGLE.		
GRANTEE:	RIVERHOUSE INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY.		
DATED:	04-10-2009	**RECORDED:**	04-14-2009
BOOK:		**PAGE:**	
INSTRUMENT NO.:	09725594		

WARRANTY DEED

GRANTOR:	RIVERHOUSE INVESTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY.		
GRANTEE:	RUSSELL BEDNAREK AND DAWN BEDNAREK, HUSBAND AND WIFE.		
DATED:	05-21-2009	**RECORDED:**	06-05-2009
BOOK:		**PAGE:**	
INSTRUMENT NO.:	09748285		

WARRANTY DEED

GRANTOR:	RUSSELL BEDNAREK AND DAWN BEDNAREK, HUSBAND AND WIFE.		
GRANTEE:	LITISHA M. SMITH, SINGLE.		
DATED:	08-30-2017	**RECORDED:**	09-14-2017
BOOK:		**PAGE:**	
INSTRUMENT NO.:	10711237		

NOTE: SEE ATTACHED, DIVORCE, FILED ON 10-06-2023, IN CASE # 2023FA006009, BETWEEN (LITISHA MARIE SMITH AND DJUAN O STATEN).
NOTE: SEE ATTACHED "REGULATORY AGREEMENT AND COVENANT (SINGLE FAMILY HOUSING)" RECORDED ON 01/29/2018 IN INSTRUMENT # 10748235. The Community Development Authority of the City of West Allis
NOTE: SEE ATTACHED "MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT" RECORDED ON 05/09/2022 IN INSTRUMENT # 11244892. MV Realty of Wisconsin, LLC

MORTGAGE/DEED OF TRUST INFORMATION:

MORTGAGE

LENDER:	('MERS') MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GSF MORTGAGE CORPORATION.		
BORROWER:	LITISHA M SMITH, A SINGLE WOMAN.		
DATED:	08-30-2017	**RECORDED:**	09-14-2017
BOOK:		**PAGE:**	
INSTRUMENT NO.:	10711238		
AMOUNT:	$127,645.00		

[redacted]

ASSIGNMENT

ASSIGNOR:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE AS NOMINEE FOR ALLIED FIRST BANK, SB DBA SERVBANK, ITS SUCCESSORS AND ASSIGNS.
ASSIGNEE:	SERVBANK, SB.
DATED:	06-11-2024
RECORDED:	06-14-2024
BOOK:	**PAGE:**
INSTRUMENT NO.:	11427184

LOAN MODIFICATION AGREEMENT

BY:	LITISHA M SMITH, A SINGLE WOMAN.
BETWEEN/AND:	SERVBANK, SB.
DATED:	07-26-2024
RECORDED:	09-20-2024
BOOK:	**PAGE:**
INSTRUMENT NO.:	11451282

LOAN MODIFICATION AGREEMENT

BY:	LITISHA M SMITH, A SINGLE WOMAN
BETWEEN/AND:	THE MONEY SOURCE INC. BY SERVBANK, N.A. FKA ALLIED FIRST BANK, SB DBA SERVBANK, AS ATTORNEY IN FACT.
DATED:	07-15-2025
RECORDED:	08-27-2025
BOOK:	**PAGE:**
INSTRUMENT NO.:	11534036

MORTGAGE

LENDER:	THE CITY OF WEST ALLIS DEPARTMENT OF DEVELOPMENT, HOUSING DIVISION ITS SUCCESSORS OR ASSIGNS.		
BORROWER:	LITISHA M. SMITH, A SINGLE PERSON.		
DATED:	09-07-2017	**RECORDED:**	01-29-2018
BOOK:		**PAGE:**	
INSTRUMENT NO.:	10748234		
AMOUNT:	$8,708.00		

[redacted]

PARTIAL CLAIM MORTGAGE

LENDER:	USA THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.		
TRUSTEE:			
BORROWER:	LITISHA M SMITH, A SINGLE WOMAN.		
DATED:	04-08-2019	RECORDED:	07-12-2019
BOOK:		PAGE:	
INSTRUMENT NO.:	10888030	AMOUNT:	$37,550.66

MORTGAGE FORECLOSURE/ LIS PENDENS:

MORTGAGE LIS PENDENS

CASE NO.:	23-CV-001814		
PLAINTIFF:	THE MONEY SOURCE INC.		
DEFENDANT:	LITISHA M. SMITH, DJUAN OQUINN STATEN, THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, MV REALTY OF WISCONSIN, LLC, METRO CAPITAL FUNDING LLC, COTTONWOOD FINANCIAL WISCONSIN LLC, THE CITY OF WEST ALLIS, DEPT OF DEVELOPMENT, HOUSING DIVISION, AND THE UNITED STATES OF AMERICA.		
DATED:			
RECORDED:	03-13-2023		
BOOK:		PAGE:	
INSTRUMENT NO.:	11323121	AMOUNT:	

NOTE: SEE ATTACHED "RELEASE OF LIS PENDENS" RECORDED ON 06/29/2023 IN INSTRUMENT # 11348439.

MORTGAGE FORECLOSURE

CASE NO.:	2024CV004796		
PLAINTIFF:	SERVBANK, SB.		
DEFENDANT:	SMITH, LITISHA M., STATEN, DJUAN O., THE CITY OF WEST ALLIS, DEPT OF DEVELOPMENT, HOUSING DIV, THE UNITED STATES OF AMERICA, THE UNITED STATES OF AMERICA, THE COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF WEST ALLIS, MV REALTY OF WISCONSIN, LLC., STATE OF WISCONSIN, METRO CAPITAL FUNDING LLC., COTTONWOOD FINANCIAL WISCONSIN LLC.		
DATED:			
FILED:	06-17-2024		
BOOK:		PAGE:	
INSTRUMENT NO.:		AMOUNT:	

[redacted]

MORTGAGE LIS PENDENS

CASE NO.:	25-CV-000617
PLAINTIFF:	SERVBANK, SB.
DEFENDANT:	LITISHA M. SMITH, JOHN DOE SMITH, DJUAN OQUINN STATEN, THE CITY OF WEST ALLIS, DEPT OF DEVELOPMENT, HOUSING DIVISION, THE UNITED STATES OF AMERICA, THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WEST ALLIS, MV REALTY OF WISCONSIN, LLC, STATE OF WISCONSIN AND METRO CAPITAL FUNDING LLC.
DATED:	
RECORDED:	01-22-2025
BOOK:	PAGE:
INSTRUMENT NO.:	11479836 AMOUNT:

NOTE: SEE ATTACHED "RELEASE OF LIS PENDENS" RECORDED ON 05/13/2025 IN INSTRUMENT # 11505814.

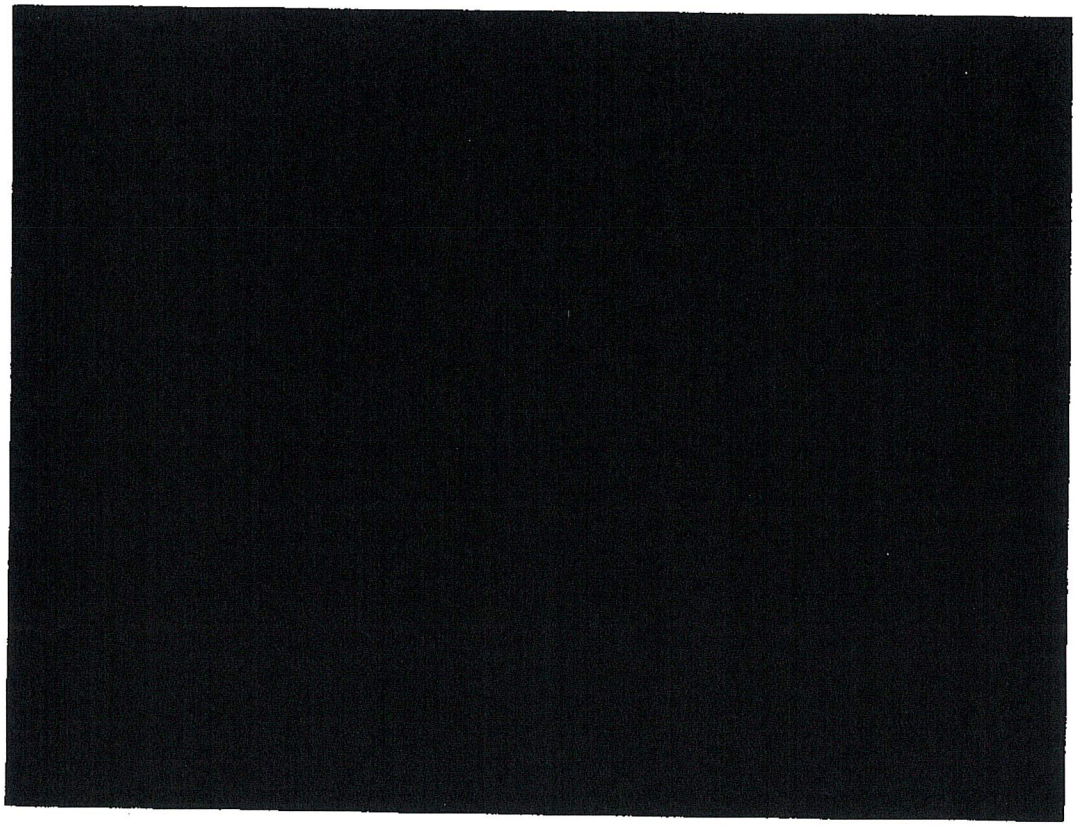
JUDGMENTS:

[redacted]

JUDGMENT

CASE NO.:	2025SC012425
PLAINTIFF:	MIDLAND CREDIT MANAGEMENT, INC.
DEFENDANT:	LITISHA SMITH
DATED:	
DOCKETED:	06-18-2025
BOOK:	PAGE:
INSTRUMENT NO.:	AMOUNT: $1,151.79

[redacted]



UCC FINANCING STATEMENT:

NONE

NOTICE OF LIENS:

TAX WARRANT

CASE NO.:	2024TW002999		
PLAINTIFF:	DEPT. OF REVENUE STATE OF WISCONSIN		
DEFENDANT:	LITISHA M SMITH		
DATED:			
DOCKETED:	07-08-2024		
BOOK:		PAGE:	
INSTRUMENT NO.:		AMOUNT:	$14,366.43

TAX SALE CERTIFICATE:

NONE

MECHANIC'S LIENS:

NOTICE OF INJURY

PROCESS SERVER _____
TIME ___:___AM/PM DATE _____
( ) PERSONAL ( ) SUBSTITUTE
( ) POSTED ( ) CORPORATE

12-20-22 3:55 PM

TO: Rebecca Grill
City Clerk
City of West Allis
7525 W Greenfield Avenue
Room 108 to 110
West Allis, WI 53214

Mason Pooler
Fire Chief
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

Kyle Novak
Deputy Chief, EMS Bureau
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

Rachel Lensing
EMT Paramedic
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

Trevinn Hare
EMT Paramedic
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

Anthony Bilderback
EMT Paramedic
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

Guy Paider
EMT Paramedic
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

CITY OF WEST ALLIS
20 DEC '22 PM3:57

Chad Staszak
EMT Basic
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

Randal Abbrederis
EMT Basic
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

Andrew Schoessow
EMT Paramedic
City of West Allis Fire Department
7332 W National Avenue
West Allis, WI 53214

George L. Christenson
Milwaukee County Clerk
Milwaukee County Courthouse, Office of the County Clerk
901 N 9th St #105
Milwaukee, WI 53233

Benjamin Weston, MD
Medical Director, Chief Health Policy Advisor
Milwaukee County Office of Emergency Management
633 W Wisconsin Ave #700
Milwaukee, WI 53203

and

Dan Pojar
EMS Division Director
Milwaukee County Office of Emergency Management
633 W Wisconsin Ave #700
Milwaukee, WI 53203

RE: Ky'reelle Riley (decedent) by Gabrielle Riley (mother)
2820 S. 81st St., Apt. 1
West Allis, WI 53219

Date of Incident:	August 24, 2022
Locations:	2820 S. 81st St., Apt. 1, West Allis, WI 53219, as well as inside ambulance unit

PLEASE TAKE NOTICE, pursuant to Wis. Stat. § 893.80, that on August 24, 2022, at approximately 10:00 p.m., Ky'reelle Riley, a minor, was located at the premises 2820 S. 81st Street, Apartment 1, in the City of West Allis, County of Milwaukee, Wisconsin 53219, as well as inside an ambulance located at or near this premises and en route to Children's Hospital of Wisconsin, located at 8915 W. Connell Ct., City of Wauwatosa, County of Milwaukee, Wisconsin 53226; that at that same time and place, EMS Unit(s) from the City of West Allis Fire Department were dispatched to and also located at 2820 S. 81st Street, Apartment 1, in the City of West Allis, County of Milwaukee, Wisconsin 53219, when they negligently performed their official duties and/or failed to render aid to Ky'reelle Riley, thereby exacerbating his injuries and subsequently causing Ky'reelle Riley's death; that the location of the EMS Unit(s) crew member's negligence occurred at or near the premises 2820 S. 81st Street, Apartment 1, in the City of West Allis, County of Milwaukee, Wisconsin 53219, as well as inside an ambulance.

As a result of this incident, the minor, Ky'reelle Riley, sustained injuries and damages. A claim for damages under § 893.80(1d)(b) will be made at a later date.

The EMS Unit(s) crew members from the City of West Allis Fire Department who negligently performed their official duties and/or failed to render aid to Ky'reelle Riley include, but may not be limited to, Rachel Lensing, Trevinn Hare, Anthony Bilderback, Guy Paider, Chad Staszak, Randal Abbrederis, and Andrew Schoessow; and that these EMS Unit(s) crew members on the scene at the aforementioned date and time who were involved in this incident were employees, agents, servants, representatives, and/or volunteers of the City of West Allis, the County of Milwaukee, and/or the Milwaukee County Office of Emergency Management at all times material.

Liability for Ky'reelle Riley's injuries and damages is attributed to the City of West Allis, the County of Milwaukee, and/or the Milwaukee County Office of Emergency Management under three theories.

First, pursuant to the theory of vicarious liability, including the doctrine of *respondeat superior*, in that they are liable for the actions of their employees, agents, servants, representatives, and/or volunteers, in this case, the EMS Unit(s) crew members on the scene at the aforementioned date and time who were involved in this incident, as described above.

Second, for their own direct negligence in failing to properly hire, train, instruct, retain, and supervise the EMS Unit(s) crew members on the scene at the aforementioned date and time who were involved in this incident.

Third, for their own direct negligence in creating insufficient, improper, and/or dangerous standards of care and instructions for EMS treatment protocols, medical policies, operational guidelines, practice guidelines, and practical skills to guide prehospital medical care provided by the EMS Unit(s) crew members on the scene at the aforementioned date and time who were involved in this incident.

The employees, agents, servants, representatives, and/or volunteers from the City of West Allis, the County of Milwaukee, and/or the Milwaukee County Office of Emergency Management who negligently performed their official duties and thereby impose direct liability onto these entities, as described above, include, but may not be limited to, Mason Pooler, Kyle Novak, Dan Pojar, and Benjamin Weston, MD.

Gabrielle Riley intends to file a claim and/or a lawsuit for Ky'reelle Riley's injuries and damages, as well as a claim and/or lawsuit for her own injuries and damages.

This document is a notice of injury served upon the named party in compliance with Wisconsin Law and is not a statutory claim for damages.

DATED at Milwaukee, Wisconsin this 19th day of December, 2022.

WELCENBACH LAW OFFICES, S.C.
Attorneys for The Estate of Ky'reelle Riley by
Gabrielle Riley, and Gabrielle Riley, Individually,

By: _____
Robert J. Welcenbach – SBN: 1033091
Anna V. Fay – SBN: 1094061

Post Office Address:
933 N. Mayfair Rd #311
Milwaukee, Wisconsin 53226
Phone: 414-774-7330
Fax: 414-296-7193

City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Nhu H. Arn
Anthony J. Garcia
Rebecca Monti
Principal Assistant City Attorneys
Allison C. Childs
Assistant City Attorney

February 27, 2026

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – March 10, 2026

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

Name of Claimant	Date of Claim (Incident)	Amount Paid	Legistar No.	CVMIC Incident No.
Estate of Riley, Ky'Reelle & Riley, Gabrielle	8/24/22	Statute of Limitations	2023-0001	22-2319

Claims Recommended to Deny (Disallowance)

Name of Claimant	Date of Claim (Incident)	Claim Amount	Legistar No.	CVMIC Incident No.
Cathy Froemke	10/15/25	$2,666.00	2026-00776	25-2592
Gabriela Garcia	11/26/25	$1,400.00	2026-00147	25-2584
LaFreddria Hannible	11/11/25	$984.87	2025-12676	25-2579
National General for Bruce Krueger	12/26/25	$4,948.33	2026-01429	25-2612
The Claims Center for Verizon	11/20/24	$40,230.91	2026-01502	24-2582

Any claims in excess of $10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

Rebecca Monti
Principal Assistant City Attorney

cc: City Clerk

CLAIMANT CONTACT INFORMATION

Name: LaFreddria Hannible
Address: 4029 N 72nd Street
Milwaukee, WI 53216

Phone: (262)510-3784
Email: Lafreddriahannible@gmail.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 11/11/2025 Time of day: 13:00
Location: West Allis, Wisconsin

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

Dear City Of West Allis

I am writing to formally request a waiver of towing fees related to the wrongful tow of my vehicle on 11/11/2025

Prior to parking, I obtained permission from the West Allis Public Library and confirmed approval with the West Allis Police Department to park on the property in question. Despite following the proper protocol, my vehicle was towed after a complaint was made, possibly by a neighbor. This action was taken even though I had explicit authorization to park.

Additionally, I have attached supporting documentation, including:

A letter from the library confirming that my vehicle was permitted to be parked in their lot.

The towing notice, including fees and the date of disposal. I currently have no money to retrieve vehicle!

Given that I complied with city procedures and received approval before parking, I respectfully request that the towing fees be waived and that I be allowed to recover my vehicle without penalty.

Check one:

☐ ..... I am seeking damages at this time (complete Claim Amount section below)
☑ ..... I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: _____ Date: _____

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: $ _____

SAVE PRINT

5 DEC '25 AM1:45
OF WEST ALLIS

NOTICE SENT

11/19/2025

WA 3486

N & S TOWING INC.

1759 SOUTH 83RD STREET

WEST ALLIS, WI 53214

(414)476-8697

DATE TOWED 11/11/2025

This letter is to inform you that we at N & S Towing Inc. 1759 S 83rd Street, West Allis, WI 53214 have in our possession a

Year 2012

Make DODGE GRAND CARAVAN

VIN 2C4RDGCG3CR347264

Towed from WEST ALLIS LIBRARY

This vehicle will be sold or junked in order to enforce our lien rights, if not claimed and the outstanding charges have not been paid within 21 days from the date of this notice, according to

WI Stats S779.415. Date of proposed disposal is 12/10/2025

Towing and storage due as of the date of this letter are $931.92 and accumulating at the rate of $52.95 per day.

Vehicles can be redeemed by calling

N & S TOWING INC.

FAX (414)476-7828

EMAIL: NSTOWING@BIZWI.RR.COM

8:30am to 5:00pm

Monday through Friday

And

9:00am to 3:00pm

Saturday

Closed

Sundays and Holidays

Payment by cash or credit card only

MICHAEL KOSZALKA
Director
West Allis Public Library
mkoszalka@westalliswi.gov
414.302.8534

November 17, 2025

To whom this may concern,

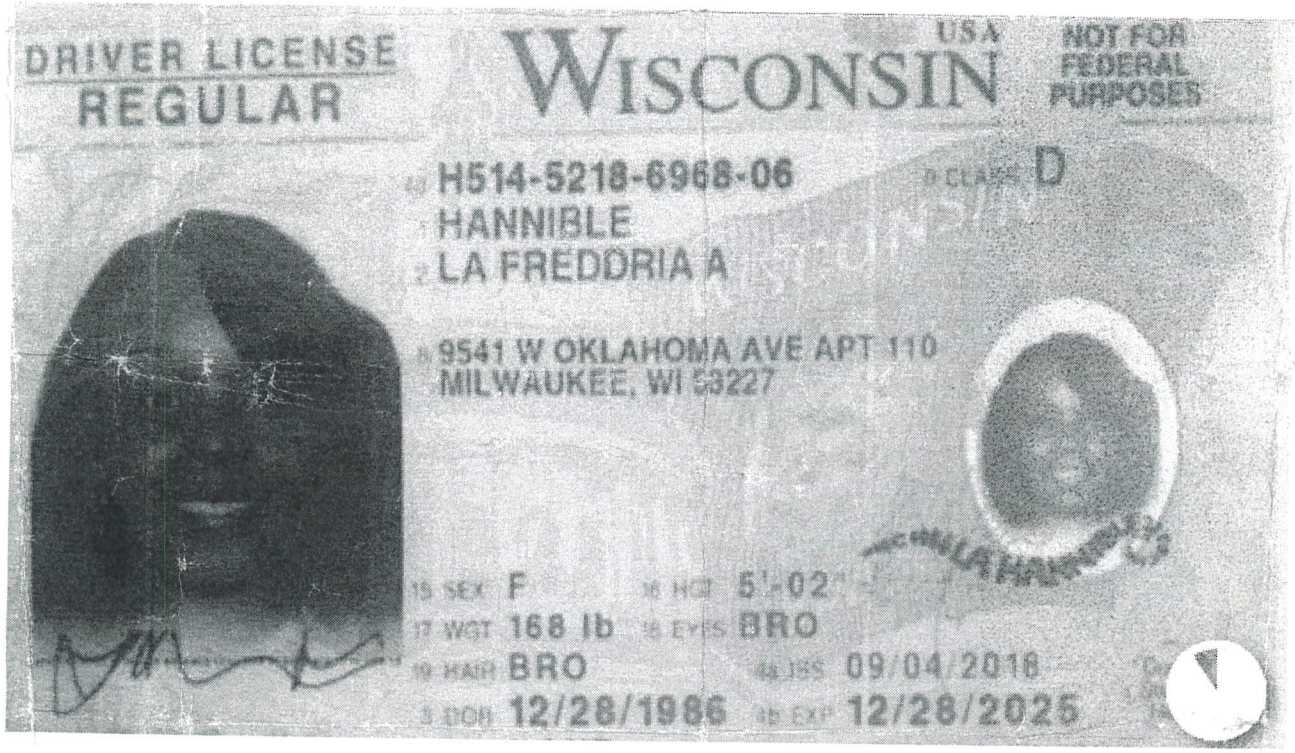
I'm writing in reference to the Dodge Caravan owned by LaFreddria Hannible that was disabled and parked at the West Allis Public Library from September 25, 2025, to November 11, 2025.

Ms. Hannible did consistently call Library staff and updated them as to the status of the vehicle and the length of time it would take for the vehicle to be repaired.

From my understanding, neighbors living around the Library complained about the lengthy period of time that the vehicle was parked in the Library lot, and City Code Enforcement became involved. Subsequently, I contacted the Police department and informed them that the vehicle had been parked in the Library lot since September 25, 2025.

Sincerely,

Michael Koszalka


DRIVER LICENSE
REGULAR
WISCONSIN
USA
NOT FOR FEDERAL PURPOSES
4d H514-5218-6968-06
9 CLASS D
1 HANNIBLE
2 LA FREDDRIA A
8 9541 W OKLAHOMA AVE APT 110
MILWAUKEE, WI 53227
15 SEX F
16 HGT 5'-02"
17 WGT 168 lb
18 EYES BRO
19 HAIR BRO
4a ISS 09/04/2018
3 DOB 12/28/1986
4b EXP 12/28/2025

City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Nhu H. Arn
Anthony J. Garcia
Rebecca Monti
Principal Assistant City Attorneys
Allison C. Childs
Assistant City Attorney

February 27, 2026

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – March 10, 2026

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

Name of Claimant	Date of Claim (Incident)	Amount Paid	Legistar No.	CVMIC Incident No.
Estate of Riley, Ky'Reelle & Riley, Gabrielle	8/24/22	Statute of Limitations	2023-0001	22-2319

Claims Recommended to Deny (Disallowance)

Name of Claimant	Date of Claim (Incident)	Claim Amount	Legistar No.	CVMIC Incident No.
Cathy Froemke	10/15/25	$2,666.00	2026-00776	25-2592
Gabriela Garcia	11/26/25	$1,400.00	2026-00147	25-2584
LaFreddria Hannible	11/11/25	$984.87	2025-12676	25-2579
National General for Bruce Krueger	12/26/25	$4,948.33	2026-01429	25-2612
The Claims Center for Verizon	11/20/24	$40,230.91	2026-01502	24-2582

Any claims in excess of $10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

Rebecca Monti
Principal Assistant City Attorney

cc: City Clerk

CITY OF WEST ALLIS
31 DEC '25 PM12:58

CLAIMANT CONTACT INFORMATION

Name: Gabriela Garcia
Address: 1583 S.77th Street
West Allis, WI 53214

Phone: 414-248-0004
Email: gaby.garcia09@yahoo.com

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 11/26/2025 Time of day: 07:00 am
Location: Right outside my home. Tree between my home and the home next door.

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

I am submitting a claim for damages to my vehicle from several tree branches falling and causing damage to the front end of my vehicle. The tree that branches that fell on my truck is not the first time branches have fallen from that specific tree, however, in the past it has not caused damage to property. I came out to my vehicle on the morning of November 26th to big branches on my vehicle and the front end damaged. I took pictures and am submitting them along with this claim. I am also submitting two estimates with the claim for damages. I would like to file this claim so that I can be reimbursed for the cost of fixing my vehicle due to tree damage. If you come out to inspect the tree you can see that there are other parts of branches that do not look stable either.

Check one:

☑ ..... I am seeking damages at this time (complete Claim Amount section below)
☐ ..... I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: Gabriela Garcia Date: 12/31/25

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: $ 1400.00

SAVE PRINT

Preliminary Estimate

Customer: Garcia, Johnny **Job Number:**

2011 NISS Rogue S AWD 4D UTV 4-2.5L Gasoline Direct Injection

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**FRONT BUMPER**							
2			O/H front bumper				2.0	
3	**	Repl	A/M Bumper cover	620221VK0H	1	455.00	Incl.	2.8
4			Add for Clear Coat					1.1
5	*	Repl	LKQ Grille +25%	623101VK0A	1	131.25	0.2	
6	#	Subl	Hazardous waste removal		1	8.00 T		
7	#		INSPECT FOR DAMAGE UNDER THE BUMPER COVER		1			
			SUBTOTALS			**594.25**	**2.2**	**3.9**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				586.25
Body Labor	2.2 hrs	@	$ 80.00 /hr	176.00
Paint Labor	3.9 hrs	@	$ 80.00 /hr	312.00
Paint Supplies	3.9 hrs	@	$ 55.00 /hr	214.50
Miscellaneous				8.00
Subtotal				1,296.75
Sales Tax	$ 1,296.75	@	5.9000 %	76.51
Grand Total				**1,373.26**
Deductible				0.00
CUSTOMER PAY				**0.00**
INSURANCE PAY				**1,373.26**

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE REPLACEMENT PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE MANUFACTURER OR DISTRIBUTOR OF THE REPLACEMENT PARTS RATHER THAN BY THE MANUFACTURER OF YOUR MOTOR VEHICLE.

QUINN & SONS AUTO BODY, INC.

Workfile ID: 860e107c

timquinn74@gmail.com
5710 W NATIONAL AVE, MILWAUKEE, WI 53214
Phone: (414) 476-9687
FAX: (414) 476-4816

Preliminary Estimate

Customer: Garcia, Johnny

Job Number:

Written By: Tim Quinn

Insured: Garcia, Johnny
Type of Loss:
Point of Impact:

Policy #:
Date of Loss:

Claim #:
Days to Repair: 0

Owner:
Garcia, Johnny
(414) 477-4677 Cell

Inspection Location:
QUINN & SONS AUTO BODY, INC.
5710 W NATIONAL AVE
MILWAUKEE, WI 53214
Repair Facility
(414) 476-9687 Business

Insurance Company:

VEHICLE

2011 NISS Rogue S AWD 4D UTV 4-2.5L Gasoline Direct Injection

VIN: JN8AS5MV2BW688525
License:
State: WI

Interior Color:
Exterior Color:
Production Date:

Mileage In:
Mileage Out:
Condition:

Vehicle Out:
Job #:

TRANSMISSION
Automatic Transmission
4 Wheel Drive
POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
DECOR
Dual Mirrors
Body Side Moldings
Console/Storage
CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Rear Window Wiper
RADIO
AM Radio
FM Radio
Stereo
Search/Seek
CD Player
Auxiliary Audio Connection
SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Positraction
SEATS
Cloth Seats
Bucket Seats
WHEELS
Wheel Covers
PAINT
Clear Coat Paint
OTHER
Rear Spoiler

PRECISION AUTOBODY MKE

fixit@precisionautobodymke.com
1645 S 83rd St, West Allis, WI 53214
Phone: (414) 252-8952

Workfile ID: 5a231180
Federal ID: 85-0660113

Preliminary Estimate

Customer: Garcia, Gabriela

Job Number:

Written By: Juan Irizarry

Insured: Garcia, Gabriela
Type of Loss:
Point of Impact:

Policy #:
Date of Loss:

Claim #:
Days to Repair: 0

Owner:
Garcia, Gabriela
(414) 248-0004 Cell

Inspection Location:
PRECISION AUTOBODY MKE
1645 S 83rd St
West Allis, WI 53214
Repair Facility
(414) 252-8952 Business

Insurance Company:

VEHICLE

2011 NISS Rogue S AWD 4D UTV 4-2.5L Gasoline Direct Injection

VIN: JN8AS5MV2BW688525
License:
State:

Interior Color:
Exterior Color:
Production Date:

Mileage In:
Mileage Out:
Condition:

Vehicle Out:
Job #:

TRANSMISSION
Automatic Transmission
4 Wheel Drive
POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
DECOR
Dual Mirrors
Body Side Moldings
Console/Storage
CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Rear Window Wiper
RADIO
AM Radio
FM Radio
Stereo
Search/Seek
CD Player
Auxiliary Audio Connection
SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Traction Control
Stability Control
Front Side Impact Air Bags
Head/Curtain Air Bags
Positraction
SEATS
Cloth Seats
Bucket Seats
WHEELS
Wheel Covers
PAINT
Clear Coat Paint
OTHER
Rear Spoiler

Customer: Garcia, Gabriela **Job Number:**

2011 NISS Rogue S AWD 4D UTV 4-2.5L Gasoline Direct Injection

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**FRONT BUMPER**							
2			O/H front bumper				2.0	
3	**	Repl	A/M CAPA Bumper cover	620221VK0H	1	379.50	Incl.	2.8
4			Add for Clear Coat					1.1
5			Add for fog lamps				0.3	
6	**	Repl	A/M Grille	623101VK0A	1	157.00	Incl.	
7		Repl	Emblem	628891JA0A	1	93.42	0.1	
8	**MISCELLANEOUS OPERATIONS**							
9	#	Subl	Hazardous waste removal		1	5.00 T		
10	#	Repl	Cover Car		1	16.00 T		
11	#	Repl	Flex additive		1	15.83 T		
				SUBTOTALS		**666.75**	**2.4**	**3.9**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				629.92
Body Labor	2.4 hrs	@	$ 70.00 /hr	168.00
Paint Labor	3.9 hrs	@	$ 70.00 /hr	273.00
Paint Supplies	3.9 hrs	@	$ 50.00 /hr	195.00
Miscellaneous				36.83
Subtotal				1,302.75
Sales Tax	$ 1,302.75	@	5.6000 %	72.95
Grand Total				**1,375.70**

Customer: Garcia, Gabriela **Job Number:**

2011 NISS Rogue S AWD 4D UTV 4-2.5L Gasoline Direct Injection

AUTO REPAIR WORK RELEASE AGREEMENT:

I hereby authorize the above repair work be done along with necessary materials. You and your employees may operate the above vehicle for the purpose of testing, inspection or delivery at my risk. An express mechanic's lien is acknowledged on the above vehicle to secure the amount of the repairs thereto. PRECISION AUTOBODY MKE will not be responsible for loss or damage to vehicle to articles left in the vehicle in case of fire, theft, accident or any other cause beyond control.
Signature _____

In accordance with setting my estimate, I herby further acknowelge that I express waive all potential future claims against PRECISION AUTOBODY MKE for any damages arising after services are provided and satisified.
PLEASE INITIAL The FOLLOWING:

____I acknowlege full and complete understanding that there are risk of damage after service is provided & I am allowed 30 days to contact PRECISION AUTOBODY MKE to schedule an appointment to discuss the Issue

____I acknowledge full and complete understanding that my repairs may take longer then expected. It may require my vehicle to be parked for a extended period of time.

____ I understand PRECISION AUTOBODY MKE will not call me with update but, i may call in if I choose to do so.

____ I understand there is a storage fee if i dont not pick up with in 48 hours of being notified my vehicle is done or if my vehicle is TOTALED OUT by the Insurance company. Storage fees are $110.00 per day for outside storage and $125.00 for inside storage starting on the day of drop off.

****ACKNOELEDGMENT****
I have read and acknowledge that I fully understand and agree with the terms of this agreement.

_____
PRINT NAME

_____
SIGNATURE

_____, _____, 20___
DATE

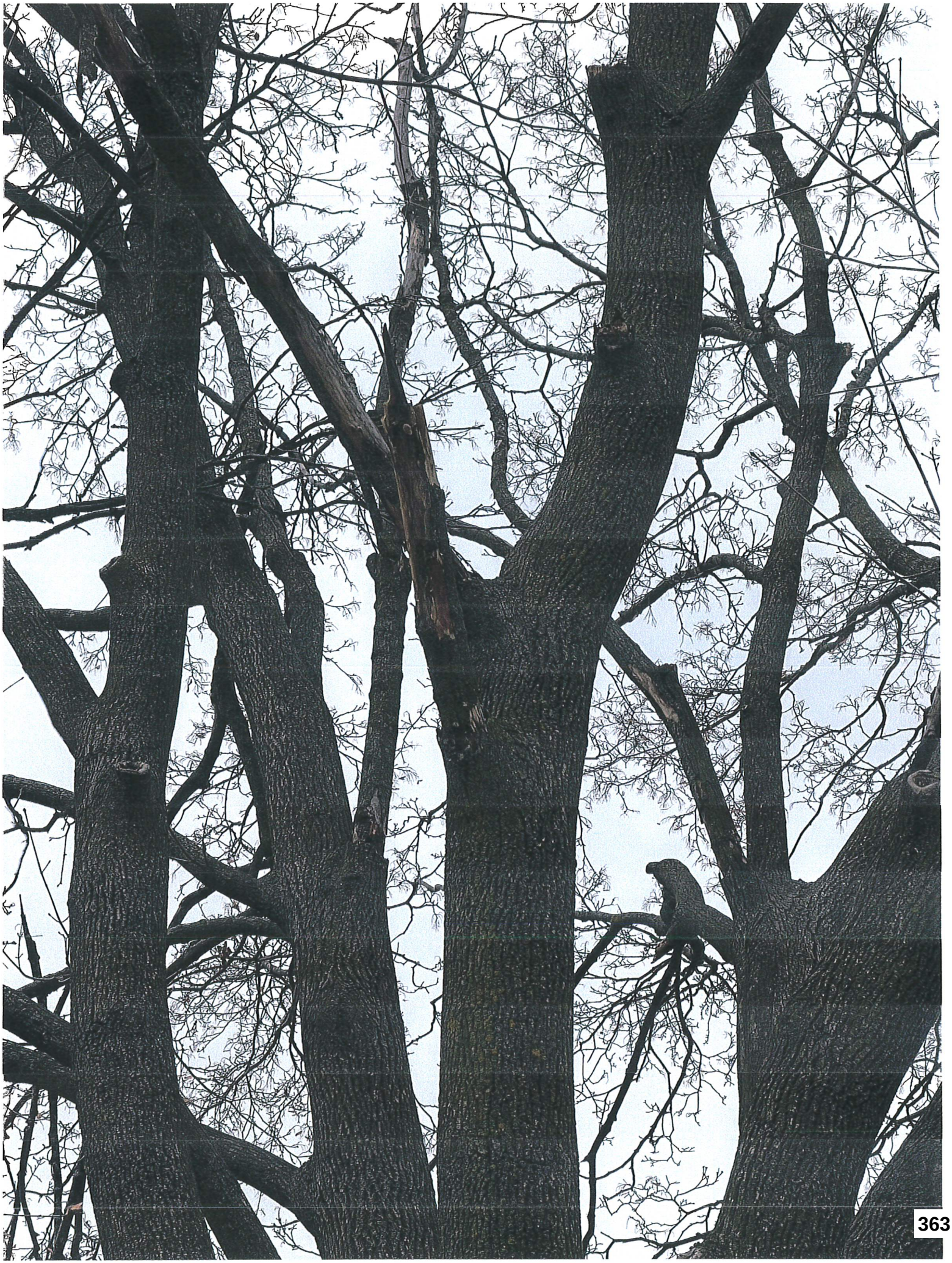



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www.rosenrosenrosen.com





379-WVB



City Attorney's Office
attorney@westalliswi.gov
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Assistant City Attorney

February 27, 2026

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – March 10, 2026

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

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For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

Rebecca Monti
Principal Assistant City Attorney

cc: City Clerk

Mrs. Cathy Froemke
2530 S 65th St
Milwaukee, WI 53219

12-19-2025

RECEIVED
JAN 08 2026
WEST ALLIS
CITY ATTORNEY

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

Re: C. Catherine Froemke

I'm submitting a claim to the City due to a fall 12/2/25 on 10/15/25.

I fell on sidewalk slab on face which caused cracking 2 front teeth which needed crowns.

1st responders were called by your little park employees! Load up in EMT! I walk pretty much every other day, given my age, this could've been alot worse than it did turn out to be.

Enclosed copy of cost for the 2 crowns. Extra expenses were 120.00 ER : 95.00 Ambulance for co-pay.

My phone # is: 414-545-1295.

Dentist phone # enclosed:

Just so you know, your city planners really did a nice job on your park. Not so much this time of year, but warm weather kids really enjoy it!

If you have any questions, you can reach me after 11-12th. My appts. are A.M.

Thank you for your time & consideration, Happy, healthy, safe, New Year.

C. C. Froemke

Binninger Dentistry LLC

12720 W North Ave
Building B
Brookfield, WI 53005
(262)785-1499

October 13, 2025

Catherine Froemke
2530 S 65th ST
Milwaukee, WI 53219

ID: 6771

Account Aging	
Current:	$0.00
30 Days:	$0.00
60 Days:	$0.00
90 Days:	$0.00
Contract:	$0.00
Balance Due:	$0.00
Estimated Insurance:	$0.00
Balance Due Now:	**$0.00**

Date	Patient	Provider	Transaction	Tth	Surface	Fee
11/12/2024	Catherine	Edward P. Binninger, DDS	CI - Crown Insert (Standard Fee $0.00) (Adjust $0.00) (Fee $0.00)	8		$0.00
	Catherine	Edward P. Binninger, DDS	CI - Crown Insert (Standard Fee $0.00) (Adjust $0.00) (Fee $0.00)	9		$0.00
10/24/2024	Catherine	Edward P. Binninger, DDS	D2740 - CROWN-ALL CERAMIC (Standard Fee $1,500.00) (Adjust $623.00) (Fee $877.00)	8		$877.00
	Catherine	Edward P. Binninger, DDS	D2740 - CROWN-ALL CERAMIC (Standard Fee $1,500.00) (Adjust $623.00) (Fee $877.00)	9		$877.00
	Catherine	Edward P. Binninger, DDS	D2950 - BUILDUP, INCLUDING ANY PINS (Standard Fee $350.00) (Adjust $156.00) (Fee $194.00)	8		$194.00
	Catherine	Edward P. Binninger, DDS	D2950 - BUILDUP, INCLUDING ANY PINS (Standard Fee $350.00) (Adjust $156.00) (Fee $194.00)	9		$194.00
	Catherine	Edward P. Binninger, DDS	D2335 - COMPOSITE ANTERIOR-FOUR OR MORE SURFACES (Standard Fee $435.00) (Adjust $212.00) (Fee $223.00)	7	MIFL	$223.00
	Catherine	Edward P. Binninger, DDS	D0140 - EXAM- LIMITED PROBLEM FOCUS (Standard Fee $105.00) (Adjust $42.00) (Fee $63.00)			$63.00
	Catherine	Edward P. Binninger, DDS	D0220 - PA- FIRST PERIAPICAL FILM (Standard Fee $43.00) (Adjust $18.00) (Fee $25.00)			$25.00

Contract Balance	Estimated Insurance	Previous Balance	Charge(s)	Payment(s)	Adjustment(s)	Balance Due Now
$0.00	$0.00	($2,471.00)	$2,471.00	$0.00	$0.00	**$0.00**

Current Dental Terminology (CDT)

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Binninger Dentistry LLC

12720 W North Ave
Building B
Brookfield, WI 53005
(262)785-1499

Date	Patient	Provider	Transaction	Tth	Surface	Fee
	Catherine	Edward P. Binninger, DDS	D0230 - PA- EACH ADDITIONAL PERIAPICAL (Standard Fee $40.00) (Adjust $22.00) (Fee $18.00)			$18.00

SubTotal:	$2,471.00
Tax:	$0.00
Charge(s):	$2,471.00
Balance Due:	$0.00

plus: $120.00
Co pay ER
and $75.00
ambulance
to: ER

Ins. took care of
other charges!

Contract Balance	Estimated Insurance	Previous Balance	Charge(s)	Payment(s)	Adjustment(s)	Balance Due Now
$0.00	$0.00	($2,471.00)	$2,471.00	$0.00	$0.00	**$0.00**

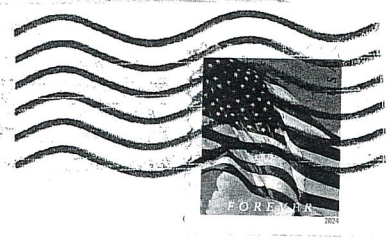
Future Family Appointments:

Patient:	Next Appointment:	Patient:	Next Appointment:	Patient:	Next Appointment:
6771 Catherine Froem	10/13/2025@ 8:00am				

Current Dental Terminology (CDT) © American Dental Association (ADA). All rights reserved.

Mrs. Cathy Froemke
2530 S 65th St
Milwaukee, WI 53219

MILWAUKEE WI 530
6 JAN 2026 PM 2 L



City of West Allis
7525 W. Greenfield Ave.
West Allis, Wisc.
53214

Clerk

53214-468893

City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

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February 27, 2026

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7525 West Greenfield Avenue
West Allis, WI 53214

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For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

Rebecca Monti
Principal Assistant City Attorney

cc: City Clerk

CLAIMANT CONTACT INFORMATION

Name: Bruce Krueger
Address: 4263 N 93RD ST
MILWAUKEE WI 53222

Phone: (414) 719-5292
Email: BKRUEGER@AMERICANBUS.COM

INSTRUCTIONS

Complete this form, print and sign it, and serve a hard copy upon the West Allis City Clerk. If you have questions about how to fill out this form, please contact a private attorney who can assist you.

NOTICE OF CLAIM

Date of incident: 12/26/2025 Time of day: 12:15
Location: 70TH ST X NATIONAL AVE

Describe the circumstances of your claim here. You may attach additional sheets or exhibits. Some helpful information may be the police report, pictures of the incident or damage, a diagram of the location, a list of injuries, a list of property damage, names and contact information for witnesses to the incident, and any other information relevant to the circumstances.

The city of West Allis street sweeper backed into our parked vehicle, 2021 HYUN ELANTRA SE
This claim is on behalf of National General Insurance Company, adjuster Laurie Eells 678-325-7711 laurie.eells@ngic.com. Claim 260093780. Policy 2024995963. 2 Passengers in vehicle including driver but no injuries. The rental amount owed is $280.00 and the damage is $4668.33. Please consider this as my signature below as this has not been printed and I am unable to sign a wet signature. LAURIE EELLS 1/14/26

Check one:

☑ ..... I am seeking damages at this time (complete Claim Amount section below)
☐ ..... I am submitting this notice without a claim for damages. This claim is not complete and will not be processed until I submit a claim for damages on a later date.

Signed: _____ Date: _____

CLAIM AMOUNT

To complete this claim, attach an itemized statement of damages sought. If any damages are for repair to property, include at least 2 estimates for repairs.

The total amount sought is: $ _____

SAVE PRINT

LexisNexis®
RISK SOLUTIONS

For tips on ordering visit:
statetips.lexisnexisrisk.com

For Customer Support refer to the appropriate platform below:

Police Records Retrieval
800-934-9698
PoliceRecords.support@lexisnexisrisk.com

Accurint
866-277-8407
Accurint.support@lexisnexisrisk.com

PAGE COUNT: 3

CLIENT: 500
DIVISION:
ADJUSTER: I800883
CLAIM: 260093780

TRANSACTION #: 3870789152
DATE: 2026-01-13 16:33:37.0

DATE OF LOSS: 12/26/2025 TIME OF LOSS: 12:15
STREET: 70TH ST X NATIONAL AVE
CITY: WEST ALLIS
COUNTY: MILWAUKEE
STATE: WI

INVESTIGATING AGENCY: WEST ALLIS PD
REPORT NUMBER: 25-051311
REPORT TYPE: AUTOACCIDENT
PARTY1: BRUCE KRUEGER
PARTY2:
PARTY3:

CAR: ELANTRA SE MAKE: HYUN YEAR: 2021
TAG: PLA2666

ADDITIONAL INFO:

NOTE:

THANK YOU FOR YOUR ORDER!

West Allis Police Department

25.051304 **Accident/PDO** Disposition **Stikl** Unit **122T**

12/26/25 12:0844 S 70 St/W National Ave Officer **DM2510**: **JH9248**

CAD Comments

caller stated he was in an accident and disconnected when asking questions.
[redacted]
street sweeper vs hyundai black.
Bruce is caller.
out traffic.
DPW worker [redacted] no injuries
Dispatched: 122T
called for update, was advised of high call volume. was informed a squad will be there shortly.
ON-SCENE: 122T
bal2666 frond end damage, black hyundai - private tow
Tow request for
Plate#BAL2666-WI
Tow#25-001367
Tow vendor: N & S Towing Company
Requested by: 25.051304
Plate# BAL2666-WI is towed by N & S Towing Company at 26/12/25 13:22:00
6923 w national
Reason:
Units On Assignment:122T;
ON-SCENE: 122T
ON-SCENE: 122T

Pto Herkowski reports...

On 12/26/25 at approx. 1208hrs, I was dispatched to 6923 W National Ave for a city street sweeper and a vehicle in a possible motor vehicle accident. I spoke with Steven G. Vogel, who stated he was sweeping W. National Ave curb lane when he encountered ice and other debris underneath the sweeper (2837). He reversed the sweeper and struck a parked vehicle. Driver, Bruce W. Krueger, along with passenger Lisa M. Krueger, advised he had parked at the curb after the sweeper had passed. He stated the sweeper then began reversing and struck the front of the vehicle, pushing the vehicle rearward for several feet. He estimated the vehicle reversed approx. 10-15ft. The vehicle, BAL2666, a 2021 Hyundai Elantra, black, sustained front bumper, driver side fender, and front hood damage. No one reported any injuries from the vehicle or the street sweeper. West Allis City insurance is self-insured. Bruce's insurance is National General. Bruce's vehicle was towed from the scene on a private tow.

This incident was reviewed and does not qualify as a motor vehicle accident and will be documented as an accident update.

The incident was captured on Sub North Cam West 1207hrs.

West Allis Police Department

Vogel, Steven G
[redacted]

Krueger, Bruce Wallace
[redacted]

Krueger, Lisa Marie
[redacted]

NATIONAL GENERAL
an Allstate company

P.O. Box 4126 • Carol Stream, IL 60197

0000253652 0000050 01 07 00

RECEIVED
FEB 02 2026
WEST ALLIS
CITY ATTORNEY

January 26 2026

CITY OF WEST ALLIS..
7525 W GREENFIELD AVE
WEST ALLIS, WI 53214

RE: Claim Number: 260093780
Named Insured: Bruce Krueger
Date of Loss: December 26, 2025

To Whom It May Concern,

Our investigation of the above-captioned loss indicates that your insured is liable for the damages incurred arising out of this matter. We have paid pursuant to our insured's policy and the subrogated rights have been assigned pursuant to the terms of that policy, as follows.

Your Insured/s: City Of West Allis
Your Claim Number: 2016-01429
Payment Amount/s: $4668.33+rental $280.00
Deductible Amount: $1000.00
Total Subrogation: $5948.33

Enclosed is our proof of damages. We request payment as soon as possible. If applicable, we will reimburse the deductible to our insured.

Please remit payment to: Integon Indemnity Corporation, PO Box 4126, Carol Stream, IL 60197-4126. Please reference our claim number and advise when payment has been issued.

Thank you in advance for your cooperation. Throughout the handling of your claim, if you have any questions, please do not hesitate to contact me.

Justin Cooper
Subrogation Representative
On behalf of Integon Indemnity Corporation
PO BOX 4126 Carol Stream, IL 60197-4126
Direct • Toll Free (800) 468-3466 • Fax (800) 924-0273

253652_ClaimsMB P1/7 S00

0

157615089-WI 08/24/2015

LexisNexis®
RISK SOLUTIONS

For tips on ordering visit:
statetips.lexisnexisrisk.com

For Customer Support refer to the appropriate platform below:

Police Records Retrieval
800-934-9698
PoliceRecords.support@lexisnexisrisk.com

Accurint
866-277-8407
Accurint.support@lexisnexisrisk.com

PAGE COUNT: 3

CLIENT: 500
DIVISION:
ADJUSTER: I800883
CLAIM: 260093780

TRANSACTION #: 3870789152
DATE: 2026-01-13 16:33:37.0

DATE OF LOSS: 12/26/2025 TIME OF LOSS: 12:15
STREET: 70TH ST X NATIONAL AVE
CITY: WEST ALLIS
COUNTY: MILWAUKEE
STATE: WI

INVESTIGATING AGENCY: WEST ALLIS PD
REPORT NUMBER: 25-051311
REPORT TYPE: AUTOACCIDENT
PARTY1: BRUCE KRUEGER
PARTY2:
PARTY3:

CAR: ELANTRA SE MAKE: HYUN YEAR: 2021
TAG: PLA2666

ADDITIONAL INFO:

NOTE:

THANK YOU FOR YOUR ORDER!

253652 _ Claims/MB P2/7 S50
0

West Allis Police Department

25.051304 **Accident/PDO** Disposition **Stikl**
Unit **122T**

12/26/25 12:0844 S 70 St/W National Ave Officer **DM2510: JH9248**

CAD Comments
caller stated he was in an accident and disconnected when asking questions.
[redacted]
street sweeper vs hyundai black.
Bruce is caller.
out traffic.
DPW worker [redacted] no injuries
Dispatched: 122T
called for update, was advised of high call volume. was informed a squad will be there shortly.
ON-SCENE: 122T
bal2666 frond end damage, black hyundai - private tow
Tow request for
Plate#BAL2666-WI
Tow#25-001367
Tow vendor: N & S Towing Company
Requested by: 25.051304
Plate# BAL2666-WI is towed by N & S Towing Company at 26/12/25 13:22:00
6923 w national
Reason:
Units On Assignment:122T;
ON-SCENE: 122T
ON-SCENE: 122T

Pto Herkowski reports...

On 12/26/25 at approx. 1208hrs, I was dispatched to 6923 W National Ave for a city street sweeper and a vehicle in a possible motor vehicle accident. I spoke with Steven G. Vogel, who stated he was sweeping W. National Ave curb lane when he encountered ice and other debris underneath the sweeper (2837). He reversed the sweeper and struck a parked vehicle. Driver, Bruce W. Krueger, along with passenger Lisa M. Krueger, advised he had parked at the curb after the sweeper had passed. He stated the sweeper then began reversing and struck the front of the vehicle, pushing the vehicle rearward for several feet. He estimated the vehicle reversed approx. 10-15ft. The vehicle, BAL2666, a 2021 Hyundai Elantra, black, sustained front bumper, driver side fender, and front hood damage. No one reported any injuries from the vehicle or the street sweeper. West Allis City insurance is self-insured. Bruce's insurance is National General. Bruce's vehicle was towed from the scene on a private tow.

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The incident was captured on Sub North Cam West 1207hrs.

West Allis Police Department

Vogel, Steven G
[redacted]

Krueger, Bruce Wallace
[redacted]

Krueger, Lisa Marie
[redacted]

253952_ClaimsMB P3/7 350

ARMS NATIONAL GENERAL INSURANCE

Rental Company: Enterprise Rent-A-Car
Invoice: 4406D1VLT0X
Alternate Invoice Number: 1VLT0X

Bill To: GMI38CC
NATIONAL GENERAL INSURANCE
ATTN:LAURIE EELLS
800 SUPERIOR AVE E
CLEVELAND, OH 441142613

RENTER INFORMATION:

Renter: KRUEGER,BRUCE
Address: 4263 N 93RD ST
MILWAUKEE, WI 53222
Home Phone: (414) 719-5292
Office Phone:

RENTAL INFORMATION:

Rental Branch Location:
ENTERPRISE RENT-A-CAR(4406)
1750 N MAYFAIR RD
WAUWATOSA, WI 532263020

ADDITIONAL CLAIM INFORMATION:

Claim Number: 260093780
Claim Type: Insured
Vehicle Condition: Non-Driveable
Date Of Loss: 12/26/2025
Insured Name: KRUEGER,BRUCE
Owner's Vehicle: 2021
Direct General Claim:
Escalation Reasons:
Policy Max Date:
Subrogation Claim: No
Appraisal Channel: New Res - Unknown
Encompass Claim:
Exposure Number: 02
Date Escalated:
Date Estimate Uploaded:

Repair Facility:
POSSIBLE TOTAL LOSS
ST. LOUIS, MO 63105

RENTAL DETAIL:

Rental Period: 12/27/2025 to 01/09/2026 (14 days)
Billed Period: 12/27/2025 to 01/09/2026 (14 days)

Description	Quantity	Rate	Amount
TIME & DISTANCE	14	$27.75	$388.50
REFUELING CHARGE	1	$4.28	$4.28
YOUNG RENTER FEE	14	$0.00	$0.00
TITLE AND REGISTRATION FEES	14	$0.92	$12.88
SALES TAX	1	5.90%	$23.68
Total Charges:			$429.34
Less Amount Received:			$149.34
Total Amount Due:			**$280.00**

VEHICLES RENTED:

Effective Date	Time	Year	Make	Model	VIN	Mileage
12/27/2025	10:35 AM	2025	NISN	VERS	3N1CN8EV4SL832595	342

Rental Invoice

Please Return This Portion with Remittance

Make Payment To:
ENTERPRISE RENT-A-CAR (V3BD)
PO BOX 840086
KANSAS CITY, MO 641840086
Federal ID: 43-0724835

Total Charges: $429.34
Less Amount Received: $149.34
Total Amount Due..... **$280.00**
Please Include on your Check:
Invoice:4406D1VLT0X

253652_ClaimsIMB P4/7 S50 0

INTEGON INDEMNITY CORPORATION

CLEVELAND CLAIMS OFFICE
SUPPLEMENTS ** Refer to Disclaimer Below for Instructions **
PO Box 1623
WINSTON SALEM, NC 27102
Phone: (800) 468-3466

Claim #: 260093780-1
Workfile ID: 267aa27d

Estimate of Record

Written By: JOHN SCHANOWSKI, 12/30/2025 9:29:21 AM
Adjuster: EELLS, LAURIE, (678) 325-7711 Business

Insured:	BRUCE KRUEGER	Owner Policy #:		Claim #:	260093780-1
Type of Loss:	Collision	Date of Loss:	12/26/2025 12:15 PM	Days to Repair:	7
Point of Impact:	12 Front	Deductible:	1000.00		

Owner (Insured):
BRUCE KRUEGER
4263 N 93RD ST
MILWAUKEE, WI 53222
(414) 719-5292 Cellular
BKRUEGER@AMERICANBUS.COM

Inspection Location:
Amato Collision
8301 N 76TH ST
MILWAUKEE, WI 53223
Desk
(414) 357-7800 Day

Appraiser Information:
(262) 395-3748

Repair Facility:

VEHICLE

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

VIN:	KMHLL4AG3MU102698	Production Date:	11/2020	Interior Color:	Medium Gray
License:	BAL 2666	Odometer:	53332	Exterior Color:	Phantom Black
State:	WI	Condition:			

TRANSMISSION
Automatic Transmission

POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors

DECOR
Dual Mirrors
Tinted Glass
Console/Storage
Overhead Console

CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Message Center
Steering Wheel Touch Controls
Telescopic Wheel
Backup Camera

RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection

SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Front Side Impact Air Bags
Head/Curtain Air Bags
Hands Free Device
Blind Spot Detection
Lane Departure Warning

SEATS
Cloth Seats
Bucket Seats

WHEELS
Aluminum/Alloy Wheels
Locking Wheels

PAINT
Clear Coat Paint

OTHER
Traction Control
Stability Control

253662_ClaimsIMS P5/7 S50 0

Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

Line		Oper	Description	Part Number	Qty	Extended Price $		Labor	Paint
1	**FRONT BUMPER & GRILLE**								
2			O/H front bumper					3.7	
3	** <>	Repl	A/M CAPA Bumper cover w/o chrome mld	5737423Q	1	411.03		Incl.	3.0
4			Add for Clear Coat						1.2
5	**	Repl	A/M LT Air duct w/o Limited	573735A	1	28.66		Incl.	
6	**	Repl	A/M Grille assy black w/o adaptive cruise	5737317	1	218.95		Incl.	
7		Repl	Bumper grille w/o Limited	86531AA000	1	301.34		Incl.	
8		R&I	License bracket w/o adaptive cruise	86519AA010				0.2	
9	**FRONT LAMPS**								
10	*	Repl	LKQ LT Headlamp assy Korea built +25%	A1010	1	500.00		0.3	
11			Aim headlamps					0.5	
12	**RADIATOR SUPPORT**								
13	**	Repl	A/M LT H'lamp extn pnl Korea built	5737718	1	27.97		0.2	
14	**HOOD**								
15	**	Repl	A/M CAPA Hood Korea built (HSS)	5737211Q	1	967.45		1.8	2.8
16			Overlap Major Non-Adj. Panel						-0.2
17			Add for Clear Coat						0.5
18			Add for Underside(Complete)						1.4
19	*	Rpr	RT Hinge Korea built	66920AA000				0.5	0.0
20	*	Rpr	LT Hinge Korea built	66910AA000				0.5	0.0
21	**FENDER**								
22	*	Repl	LKQ LT fender assy +25%	9575BI	1	243.75		1.8	1.8
23			Overlap Major Adj. Panel						-0.4
24			Add for Clear Coat						0.3
25	**	Repl	A/M LT Fender liner w/o N, N Line Korea built	5737146	1	74.50		0.4	
26		Repl	LT Support bracket	64577AA000	1	19.94		0.5	0.3
27			Add for Clear Coat						0.1
28	**ELECTRICAL**								
29		Repl	Low note horn	96611AA000	1	16.58	m	0.2	
30	**VEHICLE DIAGNOSTICS**								
31	*	Rpr	Post-repair scan				m	0.5	M
32	*	Rpr	Pre-repair scan				m	0.5	M
33	**MISCELLANEOUS OPERATIONS**								
34	**		A/M Cover Car		1	5.00		0.2	
35	**		A/M Corrosion Protection		1	10.00		0.2	
36	#	Subl	Hazardous Waste		1	3.00			
				SUBTOTALS		**2,828.17**		**12.0**	**10.8**

Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				2,828.17
Body Labor	11.0 hrs	@	$ 68.00 /hr	748.00
Paint Labor	10.8 hrs	@	$ 68.00 /hr	734.40
Mechanical Labor	1.0 hrs	@	$ 125.00 /hr	125.00
Paint Supplies	10.8 hrs	@	$ 48.00 /hr	518.40
Subtotal				4,953.97
Sales Tax	$ 4,953.97	@	7.9000 %	391.36
Total Cost of Repairs				**5,345.33**
Deductible				1,000.00
Total Adjustments				**1,000.00**
Net Cost of Repairs				**4,345.33**

NOTE TO VEHICLE OWNER - National General Insurance an Allstate company does business with collision repair shops in your area and has developed a preferred network of shops with proven, high standards. We recognize that you, the vehicle owner, have the right to select the repair facility of your choice and are under no obligation to use any of the shops on the list. We will pay the amount we determine payable under the policy regardless of the repair facility chosen. We will attempt to get an agreed cost of repairs with the shop of your choice. If this is not possible, we will extend a fair and reasonable offer to repair the loss related damage to your vehicle based on industry repair standards and prevailing market rates. If there are loss related damages that were not visible at the time of the initial estimate, or damages not included in the original estimate, the additional damage will be considered for a supplemental repair estimate.

*** THIS IS NOT AN AUTHORIZATION TO REPAIR. VEHICLE OWNER MUST GIVE PERMISSION FOR REPAIRS TO BEGIN. ***

SUPPLEMENT PROCESS INSTRUCTIONS:
Please be aware that any additional damage must be inspected by a National General representative while the vehicle is at the shop and torn down (when reasonably appropriate), prior to the repairs being completed. If National General is not informed of supplemental damage, it may not be covered under the claim. In addition, all invoices will be requested and reviewed.

1. VIRTUAL ASSIST: Please follow the Virtual Assist App process for future supplement requests. The Virtual Assist App can be downloaded at no charge by visiting the Apple App store or the Google Play store. Search, download and install: National General / Encompass.
Available in all states except MA and RI

2. For repair shops using CCC One Estimating, supplement requests can be submitted using Estimate Share. The claim number and work file Id located at the top of this document will be needed to proceed. Instructions for using Estimate Share can be found at
https://help.cccis.com/static/ccc_one/training/EstimateShare/RequestingEstimateShareStaffRF.pdf
* Photos and supporting documents should accompany submitted supplemental estimate considerations.

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Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

3. For all other repair shops: Send your supplement request with supporting photos and documents to SUPP@NGIC.com.

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

THIS ESTIMATE HAS BEEN PREPARED BASED ON THE USE OF ONE OR MORE REPLACEMENT PARTS SUPPLIED BY A SOURCE OTHER THAN THE MANUFACTURER OF YOUR MOTOR VEHICLE. WARRANTIES APPLICABLE TO THESE REPLACEMENT PARTS ARE PROVIDED BY THE MANUFACTURER OR DISTRIBUTOR OF THE REPLACEMENT PARTS RATHER THAN BY THE MANUFACTURER OF YOUR MOTOR VEHICLE.

Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARR1008, CCC Data Date 12/01/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

253052_ClaimsIMS P77 S00

Estimate of Record

2021 HYUN Elantra SE w/Intelligent Variable Transmission *Ltd Avail* 4D SED 4-2.0L Gasoline Sequential MPI Phantom Black

ALTERNATE PARTS SUPPLIERS

Line	Supplier	Description	Price
3	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737423Q A/M CAPA Bumper cover w/o chrome mld Quote: 199884626 Expires: 01/05/26	$ 411.03
5	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#573735A A/M LT Air duct w/o Limited Quote: 199884626 Expires: 01/05/26	$ 28.66
6	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737317 A/M Grille assy black w/o adaptive cruise Quote: 199884626 Expires: 01/05/26	$ 218.95
10	Alliance OEM Auto Parts 2197 Pine Ridge Dr SW Suite #500 Jenison MI 49428 (616) 797-1010	#A1010 LKQ LT Headlamp assy Korea built +25% INSURANCE QUALITY KOREA BUILT READY TO SHIP - Korea built, halogen, L. Quote: CCC-416148898 Expires: 01/08/26	$ 400.00
13	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737718 A/M LT H'lamp extn pnl Korea built Quote: 199884626 Expires: 01/05/26	$ 27.97
15	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737211Q A/M CAPA Hood Korea built (HSS) Quote: 199884626 Expires: 01/05/26	$ 967.45
22	BIONIC AUTO PARTS - PRP / MWR 4655 W. NORTH AVENUE CHICAGO IL 60639 (773) 489-6020	#9575BI LKQ LT fender assy +25% 000 - US built, L. Quote: CCC-416148918 Expires: 01/08/26	$ 195.00
25	KSI - CHICAGO, IL 5414A West Roosevelt Road Chicago IL 60644 (800) 244-2639	#5737146 A/M LT Fender liner w/o N, N Line Korea built Quote: 199884626 Expires: 01/05/26	$ 74.50

City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Nhu H. Arn
Anthony J. Garcia
Rebecca Monti
Principal Assistant City Attorneys
Allison C. Childs
Assistant City Attorney

February 27, 2026

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – March 10, 2026

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

Name of Claimant	Date of Claim (Incident)	Amount Paid	Legistar No.	CVMIC Incident No.
Estate of Riley, Ky'Reelle & Riley, Gabrielle	8/24/22	Statute of Limitations	2023-0001	22-2319

Claims Recommended to Deny (Disallowance)

Name of Claimant	Date of Claim (Incident)	Claim Amount	Legistar No.	CVMIC Incident No.
Cathy Froemke	10/15/25	$2,666.00	2026-00776	25-2592
Gabriela Garcia	11/26/25	$1,400.00	2026-00147	25-2584
LaFreddria Hannible	11/11/25	$984.87	2025-12676	25-2579
National General for Bruce Krueger	12/26/25	$4,948.33	2026-01429	25-2612
The Claims Center for Verizon	11/20/24	$40,230.91	2026-01502	24-2582

Any claims in excess of $10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

Rebecca Monti
Principal Assistant City Attorney

cc: City Clerk

3300 Fernbrook Lane North, Suite 240 Plymouth, MN 55447
PO Box 270410 Minneapolis, MN 55427
866-233-0353
Fax: 866-233-9627

RECEIVED
JAN 15 2026
WEST ALLIS
CITY ATTORNEY

01/07/2026

City of West Allis
7525 W. Greenfield Ave.
West Allis, WI 53214

Dear: City of West Allis

The Claims Center, LLC is a third party claims administrator for Verizon Business, which has assigned our firm to investigate and resolve claims for damages to Verizon Business facilities.

This letter should serve as official notice of tort claim submitted with the DEPARTMENT OF PUBLIC WORKS. If additional information is required to affect official notice of claim, please respond to include any necessary forms, or specific procedure mandated by statute.

Enclosed is a demand for property damage. Verizon's cable was damaged during excavation work by the City of West Allis Public Works Department. These damages were discovered or repaired on or about 11/20/2024 at the location of 7500 -7540 W OKLAHOMA AVE.

If you need additional information or have any questions please call 866-233-0353 ext. 1069. Please include our reference number **2MN352732** when responding to this letter.

Thank you,

Public Relations
The Claims Center, LLC
PO Box 270410
Minneapolis, MN 55427
Fax: 866-233-9627
Samantha.scarborough@theclaimscenter.com

verizon

Project Number: **90017D**
Bill Date: January 7, 2026
Payment Due Date: Upon Receipt

PLEASE MAKE CHECK PAYABLE TO:

Verizon Business
The Claims Center LLC
PO Box 270410
Minneapolis, MN 55427

DEPARTMENT OF PUBLIC WORKS
6300 W MCGEOCH AVE
WEST ALLIS, WI 53219

CLAIM FOR DAMAGES TO MCI COMMUNICATIONS PROPERTY

FOR INQUIRIES CALL NATIONALLY AT: (866) 233-0353 OR FAX (866) 233-9627

DAMAGES TO VERIZON BUSINESS (FORMERLY MCI) PROPERTY

Damage Location: **7500 -7540 W OKLAHOMA AVE, WEST ALLIS, WI**

Date of Damage: **11/20/2024**

Damage Description: **Cable damaged**

BREAKDOWN OF DAMAGES		AMOUNT
Verizon Business Labor:	5 hours @ $106.16 per hour	$530.80
Verizon Business Material:		$3,657.36
Contractor / Construction:		$36,042.75
Corporate G&A:		$0.00
	Total	$40,230.91

Return this portion with your payment - Please include our project number on your check

Bill Date: January 7, 2026
Project Number: **90017D**

verizon

Amount Due	Amount Remitted
$40,230.91	

Please visit https://theclaimscenter.com/payments to make a payment through our Credit Card Payment Vendor.

Verizon Business
The Claims Center LLC
PO Box 270410
Minneapolis, MN 55427

DEPARTMENT OF PUBLIC WORKS
6300 W MCGEOCH AVE
WEST ALLIS, WI 53219

The Claims Center, LLC
PO Box 270410
Minneapolis, MN 55427

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WEST ALLIS
CITY ATTORNEY

53214$4688 C017

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City Attorney's Office
attorney@westalliswi.gov
Office: 414.302.8450
Fax: 414.302.8444

Kail Decker
City Attorney
Nhu H. Arn
Anthony J. Garcia
Rebecca Monti
Principal Assistant City Attorneys
Allison C. Childs
Assistant City Attorney

February 27, 2026

West Allis Common Council
7525 West Greenfield Avenue
West Allis, WI 53214

RE: Monthly Claims Report – March 10, 2026

Dear Common Council:

Pursuant to §2.15(3)(b) of the West Allis Revised Municipal Code, I am submitting the following report of claims paid and claims recommended for disallowance for the month identified above.

Claims Recommended to be Placed on File

Name of Claimant	Date of Claim (Incident)	Amount Paid	Legistar No.	CVMIC Incident No.
Estate of Riley, Ky'Reelle & Riley, Gabrielle	8/24/22	Statute of Limitations	2023-0001	22-2319

Claims Recommended to Deny (Disallowance)

Name of Claimant	Date of Claim (Incident)	Claim Amount	Legistar No.	CVMIC Incident No.
Cathy Froemke	10/15/25	$2,666.00	2026-00776	25-2592
Gabriela Garcia	11/26/25	$1,400.00	2026-00147	25-2584
LaFreddria Hannible	11/11/25	$984.87	2025-12676	25-2579
National General for Bruce Krueger	12/26/25	$4,948.33	2026-01429	25-2612
The Claims Center for Verizon	11/20/24	$40,230.91	2026-01502	24-2582

Any claims in excess of $10,000 are reported out separately for the committee and council's consideration. I ask that this report be accepted and placed on file.

For additional information on any of the above-reference claims, please do not hesitate to contact my office.

Sincerely,

Rebecca Monti
Principal Assistant City Attorney

cc: City Clerk

CITY OF WEST ALLIS
RESOLUTION R-2026-2565

RESOLUTION TO CREATE TIERED FEE STRUCTURE FOR MATTERS BEFORE THE ADMINISTRATIVE APPEAL REVIEW BOARD

WHEREAS, the amount of city resources necessary to conduct appeals to administrative determinations varies by topic; and

WHEREAS, the City's intent is to more equitably recapture the actual cost to conduct hearings, subject to the limitations in Wis. Stat. 66.0628;

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis, in the State of Wisconsin, as follows:

SECTION 1: **AMENDMENT** "Clerk Fees" of the City Of West Allis Fee Schedule is hereby *amended* as follows:

AMENDMENT

Clerk Fees

1. Administrative. The city clerk shall collect the following administrative fees as applicable.

Service	Fee Amount	Authority
Administrative Appeal Review Board Appeal Fee - Section 6.027(9) Decision - Dangerous Dog Order - DPW Solid Waste Fee - Other	$150.00 per appeal $100.00 per appeal $15.00 per appeal $55.00 per appeal	
Amendment to License (reducing premises, amending plan of operation, amending floor plan, etc.	$50.00 per request	
Late Fees for Business License Renewal	$100.00 if filed 31-45 days prior to expiration $150.00 if 16-30 days prior to expiration	

(except Operator's License)	$250.00 if filed 0-15 days prior to expiration (except late fee may not exceed Renewal Fee)	
Late Fee for Operator's License Renewal	$35.00 if filed less than 45 days prior to expiration	
Record Check Fee for License/Permit Applicants	$16.00 per inquiry	
Special Council Meeting	$1,000.00 per meeting	

2. Reserved.

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

Personal Injury Claims
Worker's Compensation
Social Security Disability
Supplemental Security Income
Environmental Law

Fitzpatrick, Skemp & Butler, LLC
ATTORNEYS AT LAW
1123 Riders Club Road, Onalaska WI 54650

William G. Skemp*
David J. Fitzpatrick*
Scott M. Butler*
Tim S. Jacobson*
James W. Richgels
Gregory J. Egan*§
Of-Counsel
Tom M. Fitzpatrick*§
Emeritus
Thomas E. Lister
Emeritus

*Also Licensed in Minnesota
§Certified Civil Trial Specialist by National Board of Trial Advocacy

FACSIMILE TRANSMITTAL COVER SHEET

DATE: August 22, 2023 Page(s): 2 (including cover)

TO: City Clerk of the City of West Allis FAX: (414) 302-8207

FROM: Attorney Scott Butler

The documents accompanying this facsimile transmission contain information from Fitzpatrick, Skemp & Butler, LLC which is confidential and/or privileged. This information is intended to be for the use of the individual or entity named on this transmission sheet. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited and may constitute an invasion of the privacy of the intended recipient. If you have received this facsimile in error, please notify us by telephone collect immediately and return the original message to us at the address listed below via the U.S. Postal Service. Thank you.

MESSAGE: ***E. Faust***

PLEASE NOTIFY ***Jill*** AT (608) 784-4370 IF ALL PAGES ARE NOT RECEIVED IN GOOD ORDER. THANK YOU.

Personal Injury Claims
Worker's Compensation
Social Security Disability
Supplemental Security Income
Environmental Law

Fitzpatrick, Skemp & Butler, LLC

ATTORNEYS AT LAW
1123 Riders Club Road, Onalaska WI 54650

William G. Skemp*
David J. Fitzpatrick*
Scott M. Butler*
Tim S. Jacobson*
James W. Richgels
Gregory J. Egan*§
Of-Counsel
Tom M. Fitzpatrick*§
Emeritus
Thomas E. Lister
Emeritus

*Also Licensed in Minnesota
§Certified Civil Trial Specialist by National Board of Trial Advocacy

August 22, 2023

Sent via Fax and Certified Mail

Attn: City Clerk
City of West Allis
Room 108 to 110
7525 W Greenfield Avenue
West Allis, WI 53214

Re: Eugene Faust
DOI: 7/11/2023

Greetings:

Enclosed please find a Notice of Injury pursuant to Wis. Stat §893.80(1d)(a) of Eugene Faust. I would ask that you please forward this letter to your insurance carrier.

Should you have any further questions regarding the same, please do not hesitate to contact me at 608-784-4370.

Sincerely,

Fitzpatrick, Skemp & Butler, LLC

Scott M. Butler
scott@fitzpatrickskemp.com
(608)784-4370
SMB/jkrw

NOTICE OF INJURY OF EUGENE FAUST PURSUANT TO SECTION 893.80(1d)(a).

TO: Clerk of the City of City of West Allis
7525 W Greenfield Avenue
Room 108 to 110
West Allis, WI 53214

CLAIMANT: Eugene Faust
6535 W Warnimont Ave
Milwaukee, WI 53220

NOTICE IS HEREBY GIVEN to the City of West Allis, a municipal corporation organized and existing under the laws of the State of Wisconsin., that the claimant referenced above Eugene Faust, sustained damages as follows:

On or about July 11, 2023, at approximately 8:04 am the claimant was injured in an automobile accident involving a city dump truck at or near the intersection of W National Ave, and S. 124 St., in the City of West Allis, County of Milwaukee, State of Wisconsin. Specifically, At the time and place of the accident, Mr. Faust was operating a tricycle-style bike, when a city dump truck made a left turn and struck Mr. Faust.

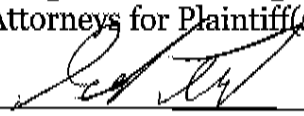
The resulting damages were due to the negligence of the City of West Allis, its agents, servants, employees, and Manavjit Singh Sethi

Please be advised that the claimant has retained the law firm of Fitzpatrick, Skemp, and Butler LLC, which has an attorney lien right as prescribed by Wisconsin Statutes.

This is a Notice of Injury pursuant to Wis. Stat. §893.80(1d)(a). A Notice of Claim pursuant to Wis. Stat. §893.80(1d)(b) will be submitted at a later date.

Dated this 23rd day of August 2023

Fitzpatrick, Skemp & Butler, LLC
Attorneys for Plaintiff(s)



Scott M. Butler
Scott M. Butler
State Bar No.: 1065786
1123 Riders Club Road
Onalaska, WI 54650
Phone: 608-784-4370
Fax: 608-784-4908

Personal Injury Claims
Worker's Compensation
Social Security Disability
Supplemental Security Income
Environmental Law

Fitzpatrick, Skemp & Butler, LLC

ATTORNEYS AT LAW
1123 Riders Club Road, Onalaska WI 54650

William G. Skemp*
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Gregory J. Egan*§
Of-Counsel
Tom M. Fitzpatrick*§
Emeritus
Thomas E. Lister
Emeritus

*Also Licensed in Minnesota
§Certified Civil Trial Specialist by National Board of Trial Advocacy

December 5, 2023

Cities & Villages Mutual Insurance Company
9898 W. Blue Mound Road
Wauwatosa, WI 53226

Clerk of the City of City of West Allis
7525 W Greenfield Avenue, Room 108 to 110
West Allis, WI 53214

Re: Claimant: Eugene Faust
DOI: 07/11/2023

Greetings:

Enclosed please find a Notice of Circumstances of Claim and Claim of Eugene Faust Pursuant to Wis. Stat. Section 893.80(1d)(b).

If you have any questions, please let me know. Thank you.

Sincerely,

FITZPATRICK, SKEMP & BUTLER, LLC

Scott M. Butler

Scott M. Butler
scott@fitzpatrickskemp.com
(608)784-4370
SMB/vhn

NOTICE OF CIRCUMSTANCES OF CLAIM AND CLAIM OF EUGENE FAUST PURSUANT TO WIS. STAT. SECTION 893.80(1d)(b).

TO: Clerk of the City of City of West Allis
7525 W Greenfield Avenue, Room 108 to 110
West Allis, WI 53214

Cities & Villages Mutual Insurance Company
9898 W. Blue Mound Road
Wauwatosa, WI 53226

CLAIMANT: Eugene Faust
13750 West National Ave, Apartment 4106
New Berlin, WI 53151

Please be advised that Eugene Faust, hereby gives notice of a claim, pursuant to Wisconsin State Statute 893.80(1d)(b) concerning all matters relating to the injuries he sustained as a result of an automobile accident, the details of which are as follows:

DATE: July 11, 2023

LOCATION: Intersection of West National Ave and South 124th Street, in the City of West Allis

CIRCUMSTANCES: At the time and place of the accident, Mr. Faust was operating a tricycle-style bike, when a city truck made a left turn and struck Mr. Faust.

The resulting damages were due to the negligence of the City of West Allis, its agents, servants, employees, and Manayjit Singh Sethi.

The City of West Allis, through its employees, servants, agents, contractors, and/or subcontractors is hereby notified that Eugene Faust makes a claim against the City of West Allis for recovery of money damages itemized as follows:

1.	Eugene Faust's past and future medical expenses:	$ 291,479.91
2.	Eugene Faust's past and future pain, suffering and disability	$ 250,000.00
	TOTAL:	$250,000.00

Please send a written acknowledgement of your receipt of this Notice of Claim at your earliest convenience.

Dated this 14th day of December 2023.

Fitzpatrick, Skemp & Butler, LLC
Attorneys for Plaintiff

Scott M. Butler
Scott M. Butler
State Bar No.: 1065786
1123 Riders Club Road
Onalaska, WI 54650
Phone: 608-784-4370

FILED
02-16-2024
Anna Maria Hodges
Clerk of Circuit Court
2024CV001332
Honorable David Borowski-12
Branch 12

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

EUGENE FAUST
13750 West National Ave
Apartment 4106
New Berlin, WI 53151,

Plaintiff

Case No.: 24-CV-
Case Code.:30101
(Personal Injury, Auto)

UNITEDHEALTHCARE OF WISCONSIN, INC.
125 South 84th Street, Suite 400
Milwaukee, WI 53214,

and

ABC INSURANCE COMPANIES
Fictitious names,

Involuntary Plaintiffs

v.

CITIES AND VILLAGES MUTUAL INSURANCE COMPANY
9898 W. Blue Mound Road
Wauwatosa, WI 53226,

CITY OF WEST ALLIS
a domestic municipal corporation,
7525 W Greenfield Avenue
Room 108 to 110
West Allis, WI 53214,

XYZ INSURANCE COMPANIES
Fictitious names,

Defendants.

SUMMONS

THE STATE OF WISCONSIN, to each person named above as a defendant:

You are hereby notified that the plaintiffs named above have filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action.

Within 45 days of receiving this Summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an Answer that does not follow the requirements of the statutes. The Answer must be sent or delivered to the Court whose address is Clerk of Circuit Court, 901 North 9th Street, Room 104, Milwaukee, WI 53233, and to FITZPATRICK, SKEMP & BUTLER, LLC, plaintiff's attorneys whose address is 1123 Riders Club Road, Onalaska, Wisconsin 54650. You may have an attorney help or represent you.

If you do not provide a proper Answer within 45 days, the Court may grant judgment against you for the award of money or other legal action requested in the Complaint and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future and may be enforced by garnishment or seizure of property.

Dated this 16th day of February 2024.

FITZPATRICK, SKEMP & BUTLER, LLC
Attorneys for Plaintiff
By: /s/ Scott M. Butler
Scott M. Butler, SBN 1065786
1123 Riders Club Road
Onalaska, WI 54650
T 608-784-4370
F 608-784-4908
scott@fitpatrickskemp.com

FILED
02-16-2024
Anna Maria Hodges
Clerk of Circuit Court
2024CV001332
Honorable David Borowski-12
Branch 12

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

EUGENE FAUST
13750 West National Ave
Apartment 4106
New Berlin, WI 53151,

Plaintiff

Case No.: 24-CV-
Case Code.:30101
(Personal Injury, Auto)

UNITEDHEALTHCARE OF WISCONSIN, INC.
125 South 84th Street, Suite 400
Milwaukee, WI 53214,

and

ABC INSURANCE COMPANIES
Fictitious names,

Involuntary Plaintiffs

v.

CITIES AND VILLAGES MUTUAL INSURANCE COMPANY
9898 W. Blue Mound Road
Wauwatosa, WI 53226,

CITY OF WEST ALLIS
a domestic municipal corporation,
7525 W Greenfield Avenue
Room 108 to 110
West Allis, WI 53214,

XYZ INSURANCE COMPANIES
Fictitious names,

Defendants.

COMPLAINT

Now come the plaintiffs, by their attorneys, FITZPATRICK, SKEMP & BUTLER, LLC, by Attorney Scott M. Butler, and as and for their complaint state as follows:

GENERAL ALLEGATIONS

1. Plaintiff, EUGENE FAUST (hereinafter "EUGENE"), is a married adult individual currently residing at 13750 West National Ave, New Berlin, WI 53151.

2. Involuntary Plaintiff, UNITEDHEALTHCARE OF WISCONSIN, INC. (hereinafter "UHC"), is a domestic health maintenance organization duly licensed and authorized to conduct insurance business in the State of Wisconsin with a principal office at 125 South 84th Street, Suite 400, Milwaukee, WI 53214, and registered agent, CT Corporation System, 301 South Bedford, Street, Suite 1, Madison, WI 53703. Upon information and belief, UHC paid health claims on behalf of the Plaintiff, EUGENE, for the medical care and services rendered as a result of the incident that is subject to this case. Pursuant to Wisconsin Statutes, UHC may be entitled to reimbursement for related paid claims if the Plaintiff, EUGENE, recovers through settlement or judgment. Plaintiff asserts no claim against UHC, its agencies, or employees. Plaintiff seeks to extinguish any alleged subrogation claim. In the event UHC fails to answer, Plaintiff asks for a default judgment with prejudice.

3. The Centers for Medicare and Medicaid Services, Medicare, and/or the United States of America paid medical expenses for and on behalf of Plaintiff for and related to the injuries he suffered as a result of the events that are the subject of this action. Upon information and belief, some of said parties claim a right of subrogation for payments made to or on behalf of Plaintiff. However, none of the same are named as parties to this action because none have waived sovereign immunity from suit; said parties are being identified and the reason for their non-joinder stated pursuant to Wis. Stat. § 803.03(4).

4. ABC INSURANCE COMPANIES (hereinafter "ABC") are fictitious names for corporations named in this litigation as Involuntary Plaintiffs, which are engaged in the business of issuing and writing insurance policies within the State of Wisconsin, whose current identities are uncertain to Plaintiff, which are made a party to this action

as a consequence of making certain medical payments on behalf of Plaintiff. Plaintiff seeks to extinguish any alleged subrogation claim. In the event ABC fails to answer, Plaintiff asks for a default judgment with prejudice.

5. Defendant, CITIES AND VILLAGES MUTUAL INSURANCE COMPANY (hereinafter "CITIES & VILLAGES"), is a domestic insurance company licensed to do business in the State of Wisconsin that is engaged in the business of writing automobile liability insurance with a principal office located at 9898 W Bluemound Road, Milwaukee, WI 53226, and registered agent, Allison Defranze, Cities & Villages Mutual Insurance Company, 9898 W Bluemound Road, Wauwatosa, WI 53226. Upon information and belief, and at all times material hereto, CITIES & VILLAGES insured Defendant, CITY OF WEST ALLIS, and/or the vehicle they were operating at the time of collision described herein under a policy of automobile liability insurance where CITIES & VILLAGES agreed to pay on behalf of its insured all damages for which they might be held liable as a result of the negligent use and operation of certain motor vehicles as more particularly described in the insurance policy. At all times relevant to and under the circumstances described herein, CITY OF WEST ALLIS, was also insured under said policy. CITIES & VILLAGES is by virtue of its contract or contracts of said insurance and the laws of the State of Wisconsin, a proper defendant in this lawsuit, which has a direct interest herein.

6. Upon information and belief, and at all times material hereto, Defendant, CITY OF WEST ALLIS, is a domestic municipal corporation with a principal office located at 7525 W Greenfield Ave, Room 108 to 110, West Allis, WI 53214. Upon information and belief, the CITY OF WEST ALLIS owned the vehicle that MANAVJIT SINGH SETHI was operating on 7/11/2023 and MANAVJIT SINGH SETHI was an employee the CITY OF WEST ALLIS on 7/11/2023.

7. MANAVJIT SINGH SETHI (hereinafter SETHI) is an individual currently residing at 7058 W. Beloit Road, West Allis, WI 53219. At all times material hereto, SETHI was an employee and working for the of CITY OF WEST ALLIS.

8. XYZ INSURANCE COMPANIES (hereinafter "XYZ"), are fictitious names for corporations named in this litigation as Defendants, which are engaged in the business of issuing and writing insurance policies within the State of Wisconsin, whose

current identities are uncertain to Plaintiff, which are made a party to this action as a consequence of providing liability and/or indemnity insurance coverage on behalf of the Defendants.

9. At approximately 8:14 a.m. on 7/11/2023, the Plaintiff, EUGENE, was operating his tricycle going northbound on 124th Street in the city of West Allis. At approximately the same time and place, Defendant, CITY OF WEST ALLIS, by their employee, SETHI, was operating a vehicle when CITY OF WEST ALLIS turned left and failed to yield the right of way, striking EUGENE.

10. On or about 8/22/ 2022, a Notice of Circumstances of Claim and Injury pursuant to Wis. Stat. § 893.80(1d)(a) and regarding the claims at issue in this action were received by the by the Clerk of the CITY OF WEST ALLIS. Moreover, CITY OF WEST ALLIS had actual notice and/or knowledge of the events described herein immediately after they occurred. It accordingly and/or otherwise has not been prejudiced by any failures (if any) to comply with the requirements of Wis. Stat. § 893.80(1d)(a) in regards to Plaintiffs' claims.

11. On or about 12/22/2023, an Itemized Claim pursuant to Wis. Stat. § 893.80(1d)(b) and regarding the claims at issue in this action were received by the Clerk of the CITY OF WEST ALLIS and their insurance company CITIES & VILLAGES.

12. The CITY OF WEST ALLIS formally denied EUGENE'S Itemized Claim pursuant to Wis. Stat. § 893.80(1d)(b) on 1/24/2024.

FIRST CAUSE OF ACTION - NEGLIGENCE

13. Plaintiff realleges and reincorporates Paragraphs 1 through 9 above as though fully set forth herein.

14. At the time and place of the collision alleged herein, the Defendant, CITY OF WEST ALLIS, and SETHI, were negligent in the operation of their motor vehicle with such acts of negligence including, but not limited to: i) failing to exercise proper lookout; ii) failing to exercise proper management and control of the vehicle; iii) failing to operate the vehicle at a reasonable and prudent speed under the circumstances then and there existing; iv) failure to properly manage and control their vehicle; v)

inattentive driving; vi) otherwise failing to obey the laws and rules of the road of the State of Wisconsin.

15. The Defendant's negligence was a proximate cause of the serious personal injuries suffered by the Plaintiff, EUGENE.

16. As a result of the collision of the vehicles described herein and the negligence of the Defendant, CITY OF WEST ALLIS, and SETHI, the Plaintiff, EUGENE, suffered compensable damages including, but not limited to: a) past and future pain, suffering, and disability; b) past and future expenses for medical care and attention, and medication; c) past wage loss; and f) property damage.

17. Upon information and belief, and at all times material hereto, the Defendant, CITIES & VILLAGES, for valuable consideration, issued and delivered to the Defendant, CITY OF WEST ALLIS, a policy of insurance by virtue of the terms of which it agrees to insure, indemnify, and hold harmless the Defendant, CITY OF WEST ALLIS, against any and all claims of damages made against this insured arising out of the ownership, operation, and use of the insured motor vehicle, including the claims of the Plaintiff herein. Said policy of insurance provided that Defendant, CITIES & VILLAGES, reserved unto itself the power to control the defense and settlement of the Plaintiff's claims herein and is therefore a proper party under this action.

18. Upon information and belief, and at all times material hereto, Defendant, XYZ, for valuable consideration, issued and delivered to the Defendant, CITY OF WEST ALLIS, a policy of insurance by virtue of the terms of which it agrees to insure, indemnify, and hold harmless the Defendant, CITY OF WEST ALLIS, against any and all claims of damages made against this insured arising out of the ownership, operation, and use of the insured motor vehicle, including the claims of the Plaintiff herein. Said policy of insurance provided that Defendant, XYZ, reserved unto itself the power to control the defense and settlement of the Plaintiff's claims herein and is therefore a proper party under this action.

PLAINTIFF'S SECOND CAUSE OF ACTION – STATUTORY INTEREST PER WIS. STAT. § 628.46

As and for the Plaintiff Faust second claim for relief against Defendants, CITIES & VILLAGES, CITY OF WEST ALLIS, and XYZ, the Plaintiffs reallege and reincorporate

paragraphs 1 through 15, inclusive, as if more fully set forth herein.

19. At all times material hereto, the Defendant, CITIES & VILLAGES, was subject to Wis. Stat. § 628.46, the "timely payment of claims" statute. Pursuant to said statute, all insurers, including the Defendant, must pay a claim within thirty (30) days of being furnished written notice of the claim and the amount of the claim. Said statute further provides that even if notice is not furnished as to the entire claim, any partial amount supported by written notice is overdue if not paid within thirty (30) days after such written notice is furnished to the insurer. Said statute also provides that twelve percent (12%) simple interest accrues on any overdue payments.

20. On or about 12/14/23, the Defendant, CITIES & VILLAGES, was furnished with written notice of claim and proof of loss including, amongst other documents, documentation of Plaintiff EUGENE'S past and future health care expenses in the sum of $291,479.91.

21. It is not fairly debatable that the Defendant, CITIES & VILLAGES, owes said amounts as well as an additional amount for the past pain and future pain, suffering, disability, and loss of enjoyment of life that Plaintiff has experienced and will continue to experience in the future as a consequence of the Plaintiff's serious and permanent injuries.

22. Despite receiving the aforementioned proof of loss, the Defendant, CIITES & VILLAGES, has not, to date, made any payments to the Plaintiff and, consequently, twelve percent (12%) simple interest has been accruing since 01/13/24, on the amount of the Plaintiff's claim and proof of loss submitted to the Defendant, CITIES & VILLAGES, and will continue to accrue until such time as payment is made.

WHEREFORE, the Plaintiff demands judgment against the Defendants, CITIES & VILLAGES, CITY OF WEST ALLIS, and/or XYZ, jointly and severally, as follows:

a) For compensatory damages in an undisclosed sum pursuant to Wisconsin Statutes and Wisconsin Law; and

b) In the event of settlement or verdict in favor of Plaintiff, for an Order declaring that the claim of the Plaintiff to such settlement or verdict is paramount to any claim or lien and for a judgment extinguishing and dismissing all such claims or liens; and

c) For all costs, disbursements, attorneys' fees, and all interest due and owing pursuant to Wis. Stat. § 628.46; and

d) For such other and further relief as the Court deems just and equitable.

Dated this 16th day of February 2024.

FITZPATRICK, SKEMP & BUTLER, LLC

By: /s/ Scott M. Butler

Scott M. Butler
State Bar No. 1065786
ATTORNEYS FOR THE PLAINTIFF
1123 Riders Club Road
Onalaska, WI 54650
T (608) 784-8142
F (608) 784-4908
scott@fitzpatrickskemp.com

FILED
02-16-2024
Anna Maria Hodges
Clerk of Circuit Court
2024CV001332
Honorable David Borowski-12
Branch 12

STATE OF WISCONSIN **CIRCUIT COURT** **MILWAUKEE**

Eugene Faust et al vs. Cities and Villages Mutual Insurance Company et al

Electronic Filing Notice

Case No. 2024CV001332
Class Code: Personal Injury/Automobile

CITY OF WEST ALLIS, A DOMESTIC MUNICIPAL CORPORATI...
7525 WEST GREENFIELD AVE, ROOM 108 - 110
WEST ALLIS WI 53214

UNREDACTED

Case number 2024CV001332 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at **http://efiling.wicourts.gov/** and may withdraw as an electronic party at any time. There is a $20.00 fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 1c45b6

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 414-278-4140.

Milwaukee County Circuit Court
Date: February 16, 2024

Form **AB-105**

Producer Full-Service Retail Sales Application

Date 03/02/2026

Part A: Producer Information

1. Business Legal Name (individual name if sole proprietor) Third Space Brewing, LLC	
2. Business Name or DBA	3. Agent Name Kevin Wright
4. FEIN 47-4601814	5. Wisconsin Seller's Permit Number 456-1029218254-05
6. Wisconsin Producer Permit Number 309-1029218254-02	7. Producer Type ☑ Brewery ☐ Winery ☐ Liquor Manufacturer/Rectifier
8. Contact Person's First Name Andrew	9. Last Name Gehl — 10. M.I.
11. Contact Person's Phone 414-909-2537	12. Contact Person's Email andy@thirdspacebrewing.com

Part B: Production Quantity

Note: Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.

Brewery	Manufacturer/Rectifier	Winery
☐ Less than 250 barrels	☐ Less than 1,500 liters	☐ Less than 1,000 gallons
☐ 250 - 2,499 barrels	☐ 1,500 - 4,999 liters	☐ 1,000 - 4,999 gallons
☐ 2,500 - 7,499 barrels	☐ 5,000 - 34,999 liters	☐ 5,000 - 24,999 gallons
☑ 7,500 or more barrels	☐ 35,000 or more liters	☐ 25,000 or more gallons
Calendar year: 2024	Calendar year:	Calendar year:
Quantity: 13,273	Quantity:	Quantity:

Complete only ONE of Part C, D or E.

Part C: Request for Full-Service Retail Sales at the Production Premises

1. Start Date	2. Production Premises Address		
3. City		4. State	5. Zip Code
6. County	7. Governing Municipality ☐ City ☐ Town ☐ Village of:		

Part D: Request for Fixed Full-Service Retail Outlet

1. Are you transferring one fixed full-service retail outlet to a new location? ☐ Yes ☐ No
   If yes, complete boxes 2 through 9.

2. Current Outlet Name			
3. Current Outlet Premises Address			
4. City		5. State	6. Zip Code
7. County	8. Governing Municipality ☐ City ☐ Town ☐ Village of:		9. Premises Phone Number

Continued →

Part D: Request for Fixed Full-Service Retail Outlet (Cont.)

New Fixed Retail Outlet Information (complete boxes 10 through 23)

10. Start Date	11. New Outlet Name		
12. New Outlet Premises Address			
13. City		14. State	15. Zip Code
16. County	17. Governing Municipality ☐ City ☐ Town ☐ Village of:		18. Premises Phone Number

19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

20. Will you operate a restaurant on the premises? ☐ Yes ☐ No

21. What alcohol beverages will be offered for sale? (check all that apply) ☐ Beer ☐ Wine ☐ Intoxicating Liquor (other than wine)

22. What alcohol beverages does the permittee produce? (check all that apply) ☐ Beer ☐ Wine ☐ Intoxicating Liquor (other than wine)

23. How will customers be served? (check all that apply) ☐ Samples ☐ On-premises consumption ☐ Off-premises consumption

Part E: Request for Unlimited Transfer Full-Service Retail Outlet

1. Name of Event (if applicable)
West Allis Beer Garden

2. Dates of Operation (attach a schedule, if necessary)	3. Hours of Operation		
See attached	Fridays 4pm-10pm; Saturdays 12-10pm		
4. Premises Address			
1540 S. 62nd St. (Liberty Heights Park)			
5. City		6. State	7. Zip Code
West Allis		WI	53214
8. County		9. Governing Municipality ☑ City ☐ Town ☐ Village of:	
Milwaukee		West Allis	
10. Organizer of Event (if not the named applicant)		11. Email and/or Phone Number for Organizer of Event	
		andy@thirdspacebrewing.com	
12. Organizer Website		13. Event Website	
www.thirdspacebrewing.com			

14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Sales will take place under the park pavilion at Liberty Heights Park. The limits of the license shall be the interior building, covered pavilion area and the surrounding concrete pad, as shown in the attached diagram.

15. On-Site Contact (Last Name, First Name)	16. On-Site Contact Phone	17. On-Site Contact Email
Bowden, Jack	(414) 334-3859	jack@thirdspacebrewing.com

18. Will you operate a restaurant on the premises? ☐ Yes ☑ No

19. What alcohol beverages will be offered for sale? (check all that apply) ☑ Beer ☑ Wine ☑ Intoxicating Liquor (other than wine)

20. What alcohol beverages does the permittee produce? (check all that apply) ☑ Beer ☑ Wine ☐ Intoxicating Liquor (other than wine)

21. How will customers be served? (check all that apply) ☑ Samples ☑ On-premises consumption ☐ Off-premises consumption

Continued → 419

Part F: Attestation

Who must sign this application?

• sole proprietor • general partner of a partnership • corporate officer • member of an LLC

READ CAREFULLY BEFORE SIGNING:

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than $1,000 if convicted.

Signature	Date
[signature]	3/21/2026

Last Name	First Name	M.I.
Gehl	Andrew	T

Title	Email	Phone
Manager/President	andy@thirdspacebrewing.com	414-909-2337

Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)

1. Will the municipality limit the scope of alcohol beverages offered for sale? ☐ Yes ☐ No

2. Will the municipality impose any requirements or restrictions for the full-service retail outlet? ☐ Yes ☐ No

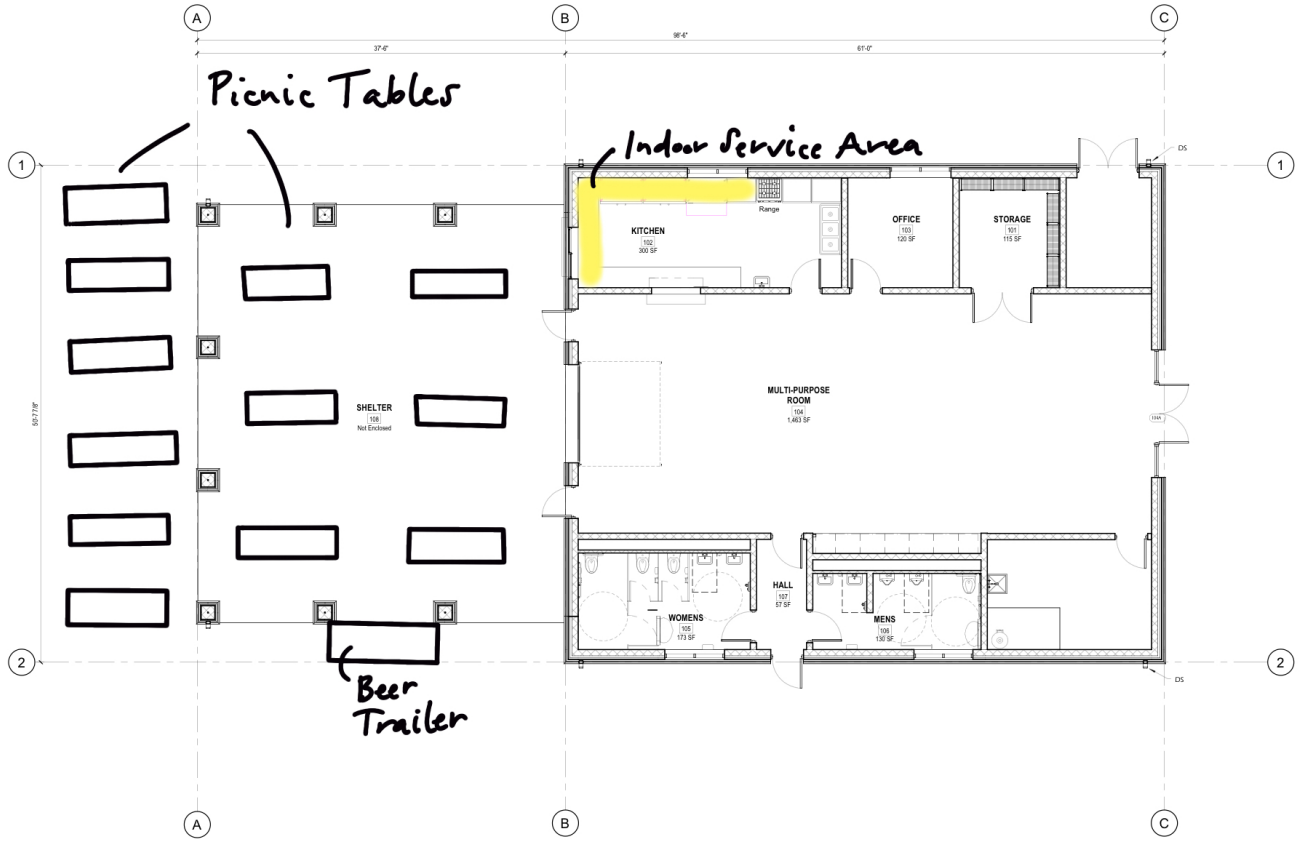
3. Describe municipal restrictions indicated in questions 1 or 2 above.

4. Last Name of Municipal Official	5. First Name	6. M.I.

7. Signature of Municipal Official	8. Date

9. Date Application was Filed with Clerk	10. Date Full-Service Retail Outlet Approved by Governing Body

· Exhibit A ·



1 A201 FLOOR PLAN
3/16" = 1'-0"

ARCHITECTURAL NOTES

1. F/FLOOR ELEVATION 100'-0" = SITE DATUM ELEVATION 882.62 FT.
2. ALL EXTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF FOUNDATION, CMU OR PRECAST, TYPICAL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF CMU OR PRECAST.
4. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE TO ROUGH OPENING.
5. HOLLOW METAL DOOR ROUGH OPENINGS ARE INDICATED DOOR WIDTH PLUS 2" FRAME EACH SIDE.

PARKITECTURE + PLANNING
901 Deming Way, Suite 102
Madison WI 53717
608.886.6808

Project Name: LIBERTY HEIGHTS PARK SHELTER
1540 S. 62ND STREET
WEST ALLIS, WI 53214

Sheet Title: FIRST FLOOR PLAN

Revisions:

Project #: 22.033
Issued For: Review
Date: 12

Sheet Num 421
A201

Exhibit B

Unlimited Transfer Full-Service Retail License Dates for Third Space Brewing in Liberty Heights Park, West Allis (1540 S. 62nd St. West Allis, WI 53214) for 2026 Summer Season

- June 5, 2026
- June 6, 2027
- June 12, 2026
- June 13, 2026
- June 19, 2026
- June 20, 2026
- June 26, 2026
- June 27, 2026
- July 3, 2026
- July 4, 2026
- July 10, 2026
- July 11, 2026
- July 17, 2026
- July 18, 2026
- July 24, 2026
- July 25, 2026
- July 31, 2026
- August 1, 2026
- August 7, 2026
- August 8, 2026
- August 14, 2026
- August 15, 2026
- August 21, 2026
- August 22, 2026
- August 28, 2026
- August 29, 2026

CITY OF WEST ALLIS
RESOLUTION R-2026-2533

RESOLUTION TO APPROVE A SEASONAL LEASE AGREEMENT WITH THIRD SPACE BREWING, LLC FOR OPERATION OF A BEER GARDEN AT LIBERTY HEIGHTS PARK

WHEREAS, the City of West Allis is the owner of Liberty Heights Park, located at 1540 S. 62nd St., West Allis, WI; and,

WHEREAS, the City desires to enhance community engagement and park amenities by partnering with a local brewery to establish a Beer Garden at Liberty Heights Park; and,

WHEREAS, Third Space Brewing, LLC, located at 1505 W. St. Paul Ave., Milwaukee, WI, has proposed to operate a full-service retail outlet under Wis. Stat. § 125.29(7) within Liberty Heights Park; and,

WHEREAS, the proposed Beer Service Agreement establishes a term through December 31, 2028, and outlines the responsibilities of both parties, including operating hours, site usage, maintenance, and indemnification; and,

WHEREAS, under West Allis Municipal Code sec. 6.03(7), the Common Council may designate the Park as the premises of a community event during the hours of operation for the Beer Garden; and,

WHEREAS, the City finds that partnering with Third Space Brewing, LLC serves a public purpose by providing a managed social space and supporting local business.

NOW THEREFORE, be it resolved by the Common Council of the City of West Allis that the Beer Service Agreement between the City of West Allis and Third Space Brewing, LLC is approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are authorized and directed to execute the Beer Service Agreement on behalf of the City.

BE IT FURTHER RESOLVED that the city attorney is authorized to make any non-substantive changes to the approved documents to effectuate their intent and to prepare and deliver any other documents necessary to complete the approved transaction.

BE IT FURTHER RESOLVED that Liberty Heights Park is designated as the premises of a community event pursuant to West Allis Municipal Code sec. 6.03(7) during the dates and times mutually agreed upon for Beer Garden operations for the duration of the Beer Service Agreement.

SECTION 1: **ADOPTION** "R-2026-2533" of the City Of West Allis Municipal Resolutions is hereby *added* as follows:

ADOPTION

R-2026-2533*(Added)*

PASSED AND ADOPTED BY THE CITY OF WEST ALLIS COMMON COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Ald. Ray Turner	_____	_____	_____	_____
Ald. Kimberlee Grob	_____	_____	_____	_____
Ald. Chad Halvorsen	_____	_____	_____	_____
Ald. Marissa Nowling	_____	_____	_____	_____
Ald. Suzzette Grisham	_____	_____	_____	_____
Ald. Danna Kuehn	_____	_____	_____	_____
Ald. Dan Roadt	_____	_____	_____	_____
Ald. Patty Novak	_____	_____	_____	_____
Ald. Kevin Haass	_____	_____	_____	_____
Ald. Marty Weigel	_____	_____	_____	_____

Attest

_____
Tracey Uttke, City Clerk, City Of West Allis

Presiding Officer

_____
Dan Devine, Mayor, City Of West Allis

Beer Service Agreement

This Agreement is made and entered into this _____th day of _____, 2026 (the "Effective Date") by and between Third Space Brewing, LLC ("Brewery"), whose address is 1505 W. St. Paul Ave. Milwaukee, WI 53233 and the City of West Allis ("Event Host"), whose address is 7525 W. Greenfield Ave., West Allis, WI 53214 (the "Agreement").

Recitals

Whereas, Event Host, is the owner of Liberty Heights Park in the City of West Allis (the "Park")

Whereas, Event Host wishes to partner with a local brewery to set up a full-service retail outlet under Wis. Stat. § 125.29(7) ("Beer Garden") as described herein, in the Park, in which Brewery will sell non-alcoholic and alcoholic beverages including beer, wine, hard seltzer, and ready-to-drink canned cocktails.

Now Therefore, in consideration of the mutual covenants and conditions contained herein, the receipt and adequacy of which are acknowledged, Brewery and Event Host agree to the following terms:

Terms

1. Term: The Term of this Agreement shall commence on the Effective Date and will terminate on December 31, 2028 (the "Termination Date")
2. Event Host authorizes Brewery to operate the Beer Garden in the Park on all dates mutually agreed upon by the parties but at least on all Fridays and Saturdays between Memorial Day and Labor Day each summer (the "Beer Garden Season")
3. Prior to the start of each Beer Garden Season, Brewery will propose the Beer Garden Season dates for the upcoming season to Event Host, and Event Host will have the authority to approve or deny additional dates beyond those stated in paragraph 2.
4. Unless otherwise approved by Event Host, the Beer Garden shall only operate between the hours of 4:00 p.m. and 9:00 p.m. on Friday and 12:00 p.m. and 9:00 p.m. on Saturday, but Brewery may operate the Beer Garden during shorter hours within these time frames and will keep Event Host informed of its operating schedule. Brewery may extend these hours if it receives written approval from Event Host.
5. During the Term and any renewals, Event Host shall not permit any other vendor to sell alcoholic beverages in the Park.
6. Event Host authorizes Brewery to use the name "West Allis Beer Garden" for the operation and during the Term will not permit any other entity or individual to use the

same name for other events in the City of West Allis without the written permission of Brewery.

7. Event Host grants Brewery exclusive use of the areas identified on the attached map, marked as **Exhibit A**, to set up a beverage vending operation for the Beer Garden that may include a refrigerated beer trailer, a keg refrigerator or other beer dispensing apparatus. Event Host shall also allow Brewery to establish a service area that may include a tent, tables, bar sections, and other materials for use by the public and Brewery patrons. Event Host may also grant Brewery permission to serve patrons from inside the Park pavilion building through the concession windows and to store items including refrigerators for beer and other products in the kitchen area of the Park pavilion if mutually agreed between the parties that an indoor operation is mutually beneficial.
8. At all times that Brewery is operating the Beer Garden, the Park shall be the premises of a community event under West Allis Municipal Code sec. 6.03(7).
9. Brewery is permitted to sell alcoholic and non-alcoholic beverages to attendees of the Event that its state alcohol permit allows, including beer, wine, hard seltzer, ready-to-drink canned cocktails, sodas, waters and non-alcoholic beers. Brewery is also permitted to sell brewery-branded merchandise and pre-packaged snack food items. If Brewery obtains the proper City of West Allis license, it may also sell Delta-9 Hemp-Derived THC canned beverages.
10. Event Host approves the Beer Garden as a Full-Service Retail Outlet.
11. Brewery may seek approval for public entertainment and the serving of food at any time.
12. Brewery shall operate the Beer Garden so that any electronically amplified music or sounds do not unreasonably carry into adjacent residential areas.
13. Brewery shall provide all personnel necessary to carry out its responsibilities under this Agreement including all personnel necessary to operate the Beer Garden vending services.
14. Event Host shall provide electricity to power Brewery's beer dispenser/trailer, point of sale system, amplified music, and other electrical needs to carry out the Beer Garden operation.
15. Event Host shall provide all bathroom facilities, trash and recycling services, and tables and chairs, or picnic tables for patrons. Event Host shall provide a minimum of 12 picnic tables to be kept in the Pavilion or surrounding areas adjacent to the Beer Garden service area for use by Beer Garden patrons.
16. Brewery will keep its service area clean and presentable and be responsible for cleaning up its service area at the end of each service date. Brewery will also assist in cleaning up trash in the Park generated by the Beer Garden operation.

17. Event Host will keep the Park, Pavilion and restrooms clean and presentable which shall include daily cleaning of the restrooms and removal of trash and recycling as receptacles are filled.
18. Brewery is permitted to advertise that it is the exclusive alcohol vendor at for the Beer Garden, including by posting signage in the Park or on the beer trailer. Any signage in the Park, must be approved by Event Host which approval shall not be unreasonably withheld or delayed.

19. Co-Branding Requirement: The Brewery agrees to include the Event Host's official logo on all promotional, marketing, and advertising materials related to the Beer Garden. This includes, but is not limited to, social media graphics, print advertisements, posters, digital banners, and press releases.

20. Brewery will be responsible for managing the sale of alcoholic beverages such that no persons under the age of twenty-one (21) are served an alcoholic beverage and to refuse service to any person who appears intoxicated.
21. Brewery may partner with third party entities or organizations to provide public entertainment in a manner consistent with its public entertainment license.
22. Event Host will provide storage space indoors at the Park Pavilion for Brewery to store Beer Garden related supplies in a secure location that does not have public access. The amount of available space at any point in time will be determined by Event Host.
23. Brewery shall be permitted to schedule appropriately licensed food vendors to serve food to the public during the operating hours of the Beer Garden, or if so licensed, may sell food itself. Event Host will approve the location where food vendors should be located in the Park, as close to the Beer Garden service area as reasonably possible.
24. Brewery shall be permitted to play amplified music and to book live music to perform during the Beer Garden's operating hours and brewery will obtain a Temporary Public Entertainment License from Event Host for the Beer Garden.
25. Brewery shall be permitted to put up umbrellas during operating hours and leave umbrella bases in the Beer Garden area throughout the Beer Garden Season.
26. If it deems additional lighting to be necessary, Brewery may hang temporary lights in the Beer Garden area with approval of Event Host.
27. Brewery forever discharges, holds harmless and indemnifies Event Host, its agent and employees, and its or their successors and assigns, from and against any and all claims, demands, damages, costs including attorney fees, actions and causes of action of whatever kind or nature, incurred by Event Host (its agents and employees,

and its or their successors and assigns) for any third party claim to the extent arising out of (a) a material breach or non-fulfillment of any material representation, warranty or covenant in this Agreement by Brewery (or its personnel) or (b) any negligence or more culpable act or omission of Brewery (or its personnel) in connection with the performance of its obligation under this agreement.

28. Event Host forever discharges, holds harmless and indemnifies Brewery, its agent and employees, and its or their successors and assigns, from and against any and all claims, demands, damages, costs including attorney fees, actions and causes of action of whatever kind or nature, incurred by Brewery (its agents and employees, and its or their successors and assigns) for any third party claim to the extent arising out of any negligence or more culpable act or omission of Event Host (or its personnel) in connection with the performance of its obligation under this agreement.
29. After 30 calendar days of Beer Garden operations, the parties shall confer to review the operations to make any necessary changes.
30. The Beer Garden operations shall be conducted such that private groups may still rent the interior space of the Pavilion building while the Beer Garden is in operation. Rentals that take place while the Beer Garden is open shall only be granted private use of the interior of the building, not the outdoor covered area, and shall be permitted to use the portions of the kitchen area not occupied by Brewery. Private parties shall be notified of these restrictions prior to booking and shall be notified that the Beer Garden will be in operation during their event. Private parties during Beer Garden operations will not be permitted to carry in their own alcohol but may be permitted to purchase alcohol from the Beer Garden.
31. If the interior space of the Pavilion is not rented for a private party, Beer Garden patrons may use the interior space, and Brewery may set up tables and chairs inside so long as Brewery also puts away the tables and chairs at the end of each day.
32. Use Fees: Brewery will pay additional fees to Event Host for use of the Park facilities and services based on the following schedule based on Brewery's daily net revenue:
    a. Daily Net Revenue below $1,000 – No Use Fee
    b. Daily Net Revenue between $1,000 - $3,000 - $150 Use Fee $
    c. Daily Net Revenue between $3,000 – 5,000 - $300 Use Fee
    d. Daily Net Revenue between $5,000-$7,000 $500 Use Fee
    e. Daily Net Revenue between $7,000 - $9,000 –$700 Use Fee
    f. Daily Net Revenue above $9,000 - $900 Use Fee
    g. If the total amount paid does not equal or exceed $1,300, the Brewery shall pay the difference between $1,300 and the amount paid to the Event Host. Payment shall be due by December 31, 2026.

Brewery will provide a report at the end of the Beer Garden Season indicating which days were in each net net revenue tier and Event Host will then invoice brewery for the Beer Garden Season Use Fee. Event Host will not publicly disclose Brewery's net sales report except as required by public records law.

33. All Use Fees paid by Brewery to Event Host will be segregated into a Liberty Heights Improvement Fund to be used for future improvements to the Park, Park programming, or Beer Garden operations.
34. Early Termination: At the end of the first Beer Garden Season in 2026, Event Host will have the option to terminate the Agreement, limiting the Term to a single year by notifying Brewery in writing no later than October 1, 2026.
35. If Event Host terminates the Agreement early under paragraph 34, Brewery shall have the first right of refusal to operate the Beer Garden or any new beer garden Event Host plans to host in 2027 or 2028 under any terms negotiated with another permitted brewer whether the beer garden is located in Park or on any other property of Event Host.
36. Renewal: By no later than November 1, 2028, Brewery shall have the option to renew this Agreement for an additional three-year term (a "Renewal Term"), on the same terms as this Agreement, by notifying the West Allis City Clerk, of its intent to renew. Event Host may accept the Renewal Option which will renew this Agreement for an additional three-year Renewal Term, which will end on December 31 of the final year of the Renewal Term. If Event Host has not approved the renewal option within 30 days after receiving notice from Brewery, this Agreement shall expire at the end of the Term.
37. Termination: Either party may terminate this Agreement at any time for cause upon the providing of written notice to be delivered to the respective pa0rties.
38. Notice under any provision of this Agreement shall be provided to the respective parties as follows:

City of West Allis
Attn: City Clerk
7525 W. Greenfield Ave.
West Allis, WI 53214

Third Space Brewing, LLC
Attn: Andrew Gehl
1505 W. St. Paul Ave
Milwaukee, WI 53233

City of West Allis By: _____

Dan Devine, Mayor

Date: _____

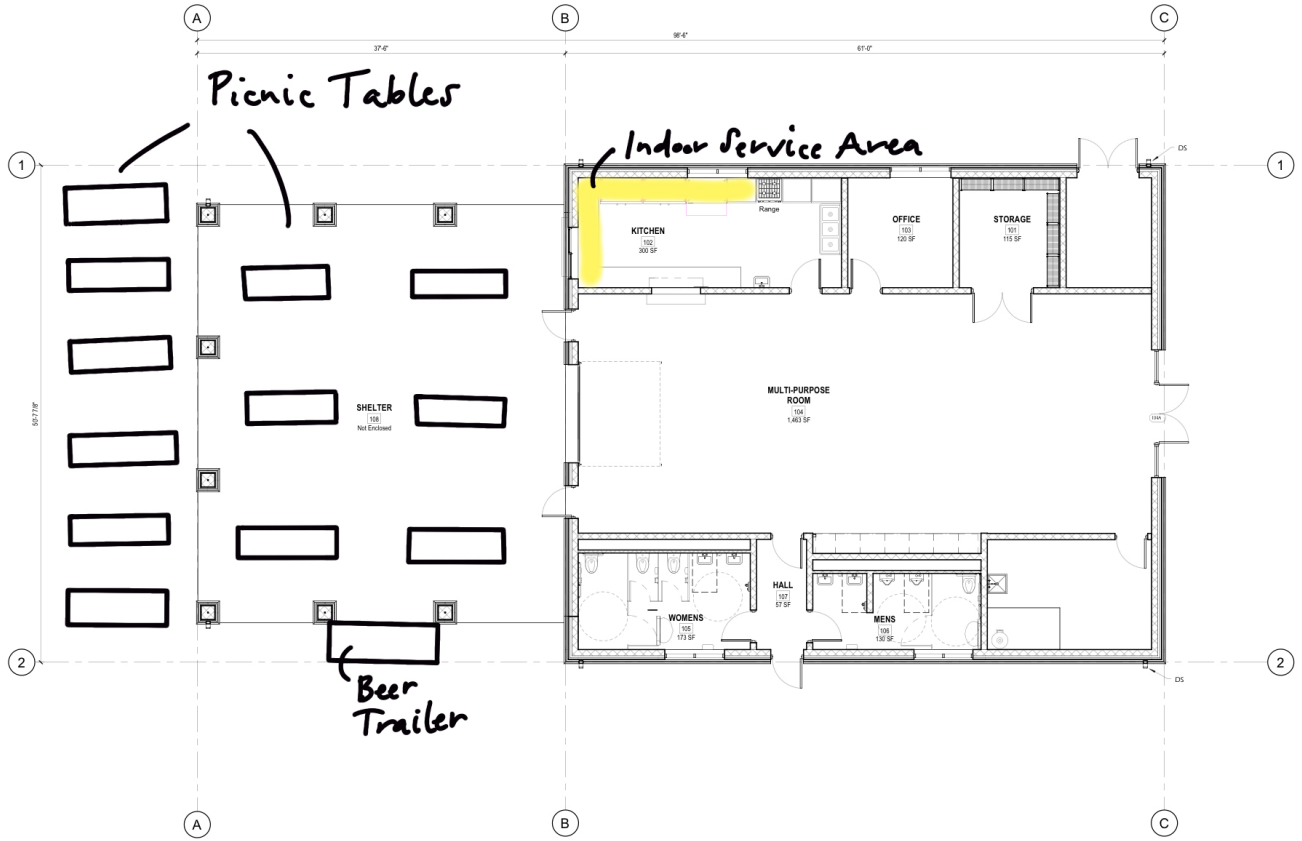
Third Space Brewing, LLC

By: _____

Andrew Gehl, Co-Founder & President

Date: _____

· Exhibit A ·



1 A201 **FLOOR PLAN** 3/16" = 1'-0"

ARCHITECTURAL NOTES

1. F/FLOOR ELEVATION 100'-0" = SITE DATUM ELEVATION 882.62 FT.
2. ALL EXTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF FOUNDATION, CMU OR PRECAST, TYPICAL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR DIMENSIONS TO WALL CONSTRUCTION ARE TO FACE OF CMU OR PRECAST.
4. DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE TO ROUGH OPENING.
5. HOLLOW METAL DOOR ROUGH OPENINGS ARE INDICATED DOOR WIDTH PLUS 2" FRAME EACH SIDE.

PARKITECTURE + PLANNING
901 Deming Way, Suite 102
Madison WI 53717
608.886.6808
Parkitecture

Project Name: **LIBERTY HEIGHTS PARK SHELTER**
1540 S. 62ND STREET
WEST ALLIS, WI 53214
Sheet Title: **FIRST FLOOR PLAN**

Revisions:

Project #: 22.033
Issued For: Review
Date: 12

Sheet Num **A201** 431

Exhibit B

Unlimited Transfer Full-Service Retail License Dates for Third Space Brewing in Liberty Heights Park, West Allis (1540 S. 62nd St. West Allis, WI 53214) for 2026 Summer Season

- June 5, 2026
- June 6, 2027
- June 12, 2026
- June 13, 2026
- June 19, 2026
- June 20, 2026
- June 26, 2026
- June 27, 2026
- July 3, 2026
- July 4, 2026
- July 10, 2026
- July 11, 2026
- July 17, 2026
- July 18, 2026
- July 24, 2026
- July 25, 2026
- July 31, 2026
- August 1, 2026
- August 7, 2026
- August 8, 2026
- August 14, 2026
- August 15, 2026
- August 21, 2026
- August 22, 2026
- August 28, 2026
- August 29, 2026

NEW LICENSE APPLICATION SUMMARY FOR COMMITTEE REVIEW

Record #: ALC-26-4

Applicant's Full Name:
Maria Rupena

Agent's Full Name:
Maria Rupena

License Type(s):
Class B Tavern

Legal Name:
Rupena's Inc

Trade/Business Name:
Rupena's Fine Foods

Business Address:
7641 West Beloit Rd

Types of Entertainment:

Premise Description:

Alcohol will be stored:
Seating area

Alcohol will be sold/consumed:
When grocery store is open item bought and out the door but the item will be sealed
After store closes and dinner is served mixed drinks, wine or beer will be served in a glass

Alcohol beverage receipts location:
In locked office

Hours of Operation:

Sunday: 8am - 4pm and 4:30pm - 12am

Monday: 8am -6pm and 6:30pm - 12am

Tuesday: 8am -6pm and 6:30pm -12am

Wednesday: 8am -6pm and 6:30pm - 12am

Thursday: 8am -6pm and 6:30pm -12am

Friday: 8am - 6pm and 6:30pm - 12am

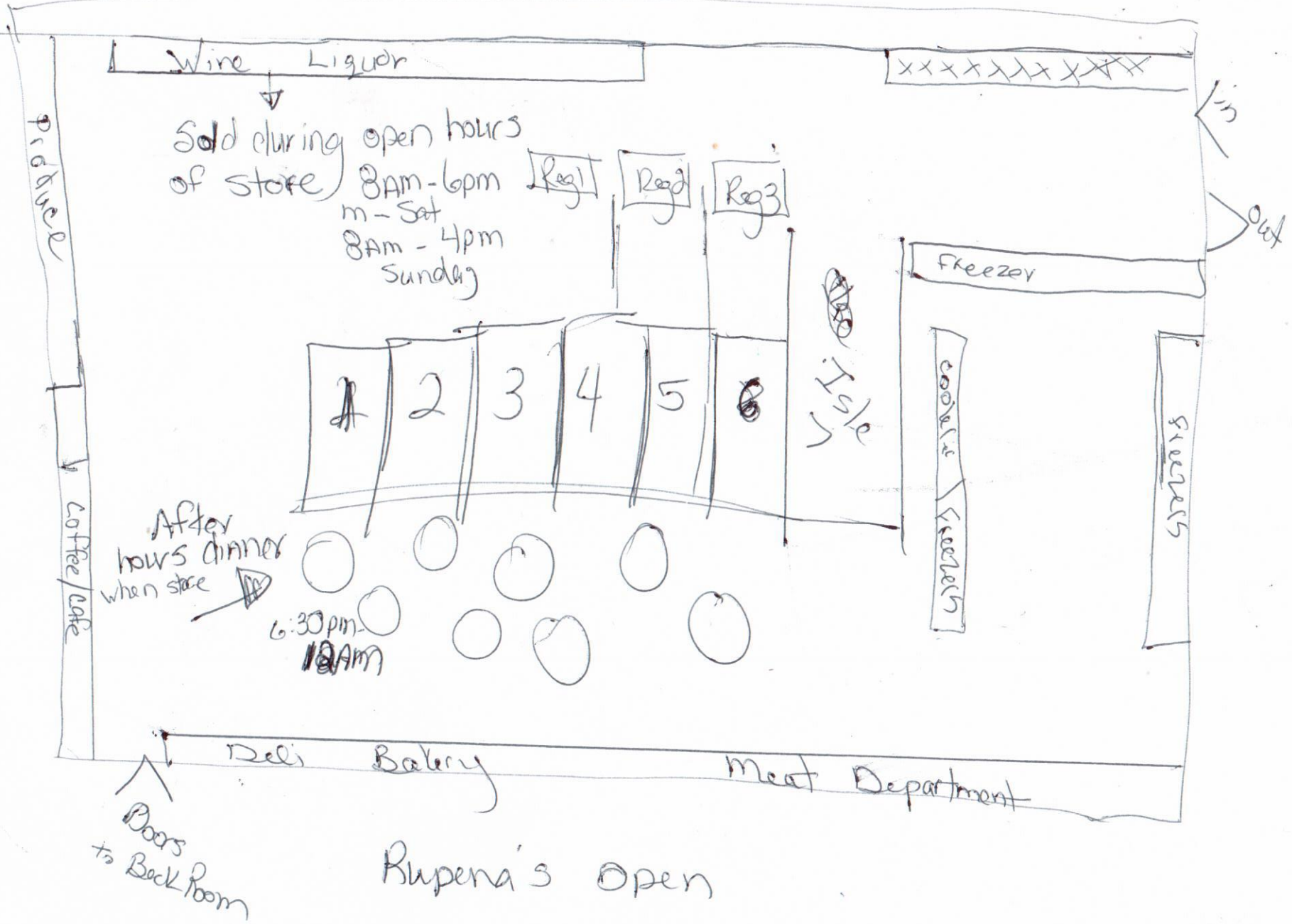
Saturday: 8am -6pm and 6:30pm - 12am

Date Applied:
February 11, 2026

Legal Notice Published On:

Parking Lot

In Front of Rupena's



City Clerk
clerk@westalliswi.gov

February 25, 2026

Maria Rupena
7641 West Beloit Road
West Allis, WI 53219

RE: Class B Tavern License Application Review for Rupena's Fine Foods at 7641 West Beloit Rd

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Economic Development Committee -

Date: March 10, 2026

Time: 7:00 pm

Location: Art Gallery, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

1. Park in the lot on the south side (rear) of the building.
2. Once inside, proceed straight back to the Common Council Chambers and wait for the Common Council to take a break for their recess committee meetings.
3. Sometime after 7 pm, when the Common Council takes a break for the recess committee meetings, go to Art Gallery.

Room Locations:

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Committee Recommendation:

When you appear before the committee, they will likely make a recommendation. This recommendation will be voted on when the Common Council starts after the committee meetings are finished. The typical recommendations are:

1. Approval (with or without changes or conditions).
2. Denial.
3. Hold until a future meeting date.

Common Council Decision:

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City Clerk
clerk@westalliswi.gov

February 27, 2026

Kristine Budiac
1542 S 80th St
West Allis, WI 53214

RE: Public Safety Committee Application Review

Dear Kristine:

Your application is scheduled for a televised hearing before the Public Safety Committee on: **March 10, 2026 at 7:00 pm in Art Gallery at City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.**

If you fail to appear your application could be denied. If your license is denied, you will have to wait six months from the date of denial to reapply.

Please park in the parking lot on the south side of the building. After entering the building, walk straight back to the Common Council Chambers. When the Common Council begins their recess meetings (sometime after 7PM), you will then go to Art Gallery.

If you have questions, please email clerk@westalliswi.gov.

Type of Permit: *Seasonal Memorial Day to Labor Day Weekend- Alcohol and Entertainment (includes music)*
Record Number: *TEMP-26-2*

Business Name: *PAULIE'S PUB & EATERY* Date submitted: *February 11, 2026*

Location: *8031 W GREENFIELD AVE*

Applicant: *KRISTINEM BUDIAC*

Current Class B License Number: *ALC-22-99*

Requested Start Date: May 22, 2026

Requested End Date: September 30, 2026

Additional Date Information: Within this 5/22/26-9/30/26 we would request the following possible rain or backup dates Sat 9/12, Sun 9/13, Sat 9/19, Sun 9/20, Sat 9/26, Sun 9/27. These 6 possible dates would follow hours of operation Sat 10am-10pm, Sun 10am to 8pm.

Sunday Times: *10am - 8pm*

Monday Times: *none*

Tuesday Times: *none*

Wednesday Times: *none*

Thursday Times: *none*

Friday Times: *none*

Saturday Times: *10am-10pm*

Additional Hours Information, if any: *we are not asking for different hours other than the hours of operation that are listed above*

Description of Requested Area: *Same exact area as the Seasonal (Memorial Day thru Labor Day)*

Type of Entertainment Requested, if any:

City Clerk
clerk@westalliswi.gov

June 24, 2025

Manuel Godoy Gonzalez
2948 S 11th St
Milwaukee, WI 53215

RE: Class B Tavern License Application Review for Bourbon Bar and Grilled at 6300 W. Lincoln Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Economic Development Committee -

Date: July 15, 2025

Time: 7:00 pm

Location: Room 128, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

1. Park in the lot on the south side (rear) of the building.
2. Once inside, proceed straight back to the Common Council Chambers and wait for the Common Council to take a break for their recess committee meetings.
3. Sometime after 7 pm, when the Common Council takes a break for the recess committee meetings, go to Room 128.

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Committee Recommendation:

When you appear before the committee, they will likely make a recommendation. This recommendation will be voted on when the Common Council starts after the committee meetings are finished. The typical recommendations are:

1. Approval (with or without changes or conditions).
2. Denial.
3. Hold until a future meeting date.

Common Council Decision:

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City Clerk
clerk@westalliswi.gov

August 14, 2025

SECOND NOTICE

Manuel Godoy Gonzalez
2948 S 11th St
Milwaukee, WI 53215

RE: Class B Tavern License Application Review for Bourbon Bar and Grilled at 6300 W. Lincoln Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Public Safety Committee -

Date: September 2, 2025

Time: 7:00 pm

Location: Room 128, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

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Committee Recommendation:
When you appear before the committee, they will likely make a recommendation. This recommendation will be voted on when the Common Council starts after the committee meetings are finished. The typical recommendations are:

1. Approval (with or without changes or conditions).
2. Denial.
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Common Council Decision:

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City Clerk
clerk@westalliswi.gov

March 4, 2026

Third (Final) Notice

Manuel Godoy Gonzalez
2948 S 11th St
Milwaukee, WI 53215

RE: Class B Tavern License Renewal for Bourbon Bar and Grilled at 6300 W. Lincoln Ave.

City of West Allis Applicant:

Attendance Required:

Your hearing for your license application(s) is scheduled before the Public Safety Committee -

Date: March 10, 2026

Time: 7:00 pm

Location: Room 128, City of West Allis, City Hall, 7525 W. Greenfield Avenue, West Allis.

Please note that attending the hearing is required. If you do not attend, your application may be denied.

In the event of a denial, you must wait six months from the date of the decision to reapply.

If you are unable to attend the hearing, please contact the clerk's office at clerk@westalliswi.gov by 4 pm on the day of the meeting or earlier.

Arrival Instructions:

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If you use a wheelchair or have mobility concerns, please approach a staff member for assistance.

Committee Recommendation:
When you appear before the committee, they will likely make a recommendation. This recommendation will be voted on at a future Common Council meeting. The typical recommendations are:

1. Approval (with or without changes or conditions).
2. Denial.
3. Hold until a future meeting date.

Final Decision (made by the Common Council on future date):

The Common Council will consider the Committee recommendations at a Common Council meeting, which is not the same day at the Committee meeting. At this future meeting, they will either approve, deny, or hold the application.

You may choose whether or not you want to attend the Common Council meeting. Attendance at the Common Council meeting is not required. It is only required at the Committee meeting.

As the final decision-makers, their decision may differ from the committee's recommendation.

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