



## Office of the City Treasurer

City Hall, Room 103 • 200 East Wells Street • Milwaukee, Wisconsin 53202  
Telephone: (414) 286-2260 • TTY: (414) 286-2025 • FAX: (414) 286-3186

November 17, 2021

CERTIFIED MAIL No. 7020 1810 0000 5308 441  
CITY OF WEST ALLIS  
7525 W GREENFIELD AVE  
WEST ALLIS WI 53214

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CITY OF WEST ALLIS  
CITY CLERK

IN REM FILE 2021 No. 3  
TAXKEY NUMBER: 2050146000  
PARCEL: 16

THE CITY OF MILWAUKEE HAS FILED A FORECLOSURE ACTION IN MILWAUKEE COUNTY CIRCUIT COURT UNDER WISCONSIN STATE STATUTE 75.521 due to delinquent city and county real estate taxes for the property listed in the attached Exhibit A.

You have or may have an interest in the tax delinquent parcel listed above. If you wish to retain your interest, if any, in this property, the **2019** and prior year's delinquent taxes, plus accumulated interest and penalty charges and costs, must be paid to the City Treasurer. **THE LAST DATE THIS OFFICE WILL ACCEPT PAYMENT IS January 19, 2022. PAYMENT MUST BE MADE BY CERTIFIED FUNDS, CASH, CASHIERS CHECK OR MONEY ORDERS, WILL BE ACCEPTED.**

THE ENCLOSED EXHIBIT A SHOWS THE TAX YEAR(S) AND PRINCIPAL AMOUNTS ONLY. INTEREST AND PENALTY CHARGES AND COSTS MUST BE ADDED FOR FULL PAYMENT. SINCE THESE CHARGES ACCURE MONTHLY, PLEASE CONTACT TAX ENFORCEMENT AT (414) 286-2260 FOR THE TOTAL AMOUNT DUE.

If the total amount due is not paid by **January 19, 2022**, the City of Milwaukee will take title to the property.

PLEASE NOTE that pursuant to Wls. Stat. 75.521(12)(b) the City appointed attorney James P. Mulligan a Guardian ad Litem to serve for all persons who have or may have an interest in the listed properties and who are or may be minors or individuals adjudicated incompetent at the date of filing this foreclosure action. Attorney James P. Mulligan – Mulligan Law Offices – N55 W34550 Kosanke Road, Oconomowoc, WI 53066 – Phone: (414) 975-0184.

MARGARITA M. GUTIERREZ  
Special Deputy City Treasurer

Enclosure

#### ADA Compliance

The City of Milwaukee does not discriminate on the basis of disability. Upon reasonable notice, efforts will be made to accommodate disabled individuals in need of service on their tax accounts. To request assistance, please contact the Office of the City Treasurer.



STATE OF WISCONSIN  
CIRCUIT COURT  
MILWAUKEE COUNTY

In the Matter of the Foreclosure of Tax Liens under Section 75.521, Wisconsin Statutes by the City of Milwaukee, a municipal corporation, List of Tax Liens for 2021 No. 3.

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

EXHIBIT A

Parcel: 16 Taxkey: 2050146000

Address: 4820 N 19TH ST

Legal: LINCOLN PARK ANNEX IN SE 1/4 SEC 31-8-22 BLOCK 2 S 40' OF W 1/2 LOT 4

\*Interest, Penalty, and Costs must be added to Principal - Call (414) 286-2260 for the Total Due RE 2021-03

Year	*Principal Amount Due
2019	\$1,514.42
2018	\$1,156.81
2017	\$1,217.51
2016	\$1,281.19
2015	\$3,246.98
2014	\$1,466.18
2013	\$1,779.23
2012	\$2,846.49
2011	\$2,177.18
2010	\$1,486.85

Owners:  
DAVID L. HOWARD

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

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CITY OF WEST ALLIS  
CITY CLERK

STATE OF WISCONSIN	CIRCUIT COURT	MILWAUKEE COUNTY
IN THE MATTER OF THE FORECLOSURE OF TAX LIENS PURSUANT TO SEC. 75.521, WISCONSIN STATUTES, BY THE CITY OF MILWAUKEE, A MUNICIPAL CORPORATION		NOTICE OF COMMENCEMENT OF PROCEEDING IN REM TO FORECLOSE TAX LIENS BY CITY OF MILWAUKEE CODE NO. 30405

List of Tax Liens for 2021 No.3

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PLEASE TAKE NOTICE that all persons having or claiming to have any right, title or interest in or lien upon the real property described in the List of Tax Liens 2021 No. 3, on file in the office of the Clerk of Circuit Court of Milwaukee County, on the 10th day of November 2021, and hereinabove set forth, are hereby notified that the filing of such list of tax liens in the Office of the Clerk of the Circuit Court of Milwaukee County, constitutes the commencement by said City of Milwaukee, a municipal corporation, of special proceeding in the Circuit Court for said city to foreclose the tax liens therein described by foreclosure proceeding in rem and of tax liens assigned to the city and that a notice of the pendency of such proceeding against each piece or parcel of land therein described was filed in the Office of the Clerk of the Circuit Court on the 10th day of November 2021. Such proceeding is brought against the real property therein described only and is to foreclose the tax liens described in such list. No personal judgment will be entered herein for such taxes, assessments or other legal charges or any part thereof.

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

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**CITY CLERK**

and will remain posted for public inspection up to and including the 19th day of January, 2022, which date is hereby fixed as the last day for redemption.

#### NOTICE OF COMMENCEMENT

TAKE FURTHER NOTICE that any person having or claiming to have any right, title or interest in or lien upon any such parcel or parcels may, on or before said 19th day of January, 2022, redeem delinquent tax liens by paying to the City Treasurer of the City of Milwaukee, the amount of all such unpaid tax liens including assigned county tax liens and in addition thereto, all interest and penalty which has accrued on said unpaid tax liens, computed to and including the date of redemption, plus the reasonable costs that the said city incurred to initiate the proceedings plus the person's share of the reasonable costs of publication under sub. (6).

CITY OF MILWAUKEE  
a municipal corporation

By Margarita M. Gutierrez  
MARGARITA M. GUTIERREZ  
Special Deputy City Treasurer

PETITION  
Case No. 2021-CV-006928

List of Tax Liens for 2021 No.3

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

CITY OF WEST ALLIS  
CITY CLERK

1. That the City is authorized by law, Sec. 66.30, Stats., to enter into an intergovernmental cooperation agreement for the joint exercise of the duty and power required and authorized regarding real estate taxes with Milwaukee County (hereinafter referred to as the County).

#### PETITION

2. That the City has entered into a duly executed intergovernmental agreement with the County whereby the City is empowered to proceed under Sec. 75.521, Stats., relative to all tax certificates assigned the City by the County which affect tracts of land located within the City.
3. That the County has assigned all its tax certificates relative to tracts of land located within the City wherein one (1) year has elapsed since the acquisition by the County of the tax certificates and has by ordinance elected to adopt the provisions of Sec. 75.521, Stats.
4. That the City Treasurer of the City of Milwaukee, has on the 10th day of November 2021, filed a list of tax liens with the Clerk of Circuit Court of Milwaukee County, a copy of which is attached hereto, incorporated herein and designated Exhibit "A".
5. That the name of all municipalities and governmental units or subdivisions, other than the City, having any right, title or interest in the above described lands, or in the tax liens, or the proceeds thereof, are as follows, to wit:
  - a. The State of Wisconsin has an interest in said lands as hereinabove set forth by virtue of determined but unpaid inheritance tax liens; filed and non-outlawed income tax warrants; or judgments docketed in the County of Milwaukee, State of Wisconsin; and
  - b. The United States of America has an interest in the said lands as hereinabove set forth by virtue of judgments docketed in the United States District Court for the Eastern District of Wisconsin.

PETITION

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

Dated at Milwaukee, Wisconsin, 10th day of November 2021.

TEARMAN SPENCER  
City Attorney

/s/ Hannah R. Jahn  
Hannah R. Jahn  
Assistant City Attorney  
State Bar No. 1088851  
Attorneys for City of Milwaukee

RETURN TO:

Hannah R. Jahn  
Assistant City Attorney  
200 E Wells St. Rm 800  
Milwaukee WI 53202  
(414) 286-5975

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CITY CLERK

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


### AFFIDAVIT OF VERIFICATION

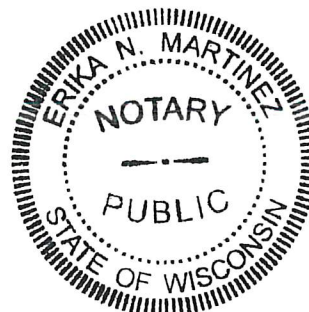
STATE OF WISCONSIN )  
MILWAUKEE COUNTY )

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

  
MARGARITA M. GUTIERREZ  
Special Deputy City Treasurer

Subscribed and sworn to before me on this 10th day of November 2021

  
Erika N Martinez  
Notary Public, State of Wisconsin  
My commission expires: 4/26/2025



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

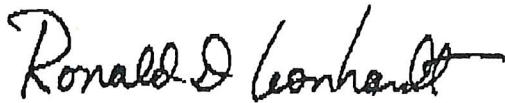
200 E. Wells Street  
Milwaukee, Wisconsin 53202

State of Wisconsin

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

**CERTIFIED COPY OF CHARTER ORDINANCE 48-868**

Dated: June 3, 2003



Ronald D. Leonhardt  
City Clerk



*FILE NUMBER 48-868*

A CHARTER ORDINANCE

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

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

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

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

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CITY CLERK

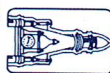
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**City  
of  
Milwaukee**

**OFFICE OF THE CITY TREASURER**

**200 East Wells Street - Room 103  
Milwaukee, Wisconsin 53202**

To

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

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