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**ORDER FOR
JUDGMENT**

Document Number

Document Title

ORDER FOR JUDGMENT

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Recording Area

Name and Return Address

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City Attorney's Office 200

East Wells Street #800

Milwaukee, WI 53202

3502005000

Parcel Identification Number (PIN)

195097

FILED

03-03-2026

Anna Maria Hodges

Clerk of Circuit Court

2025CV004875

DATE SIGNED: March 3, 2026

Electronically signed by William S. Pocan
Circuit Court Judge

STATE OF WISCONSIN

CIRCUIT COURT

MILWAUKEE COUNTY

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

Case No. 25-CV-4875

Code No. 30405

List of Tax Liens for 2025 No. 2
Parcel 241

ORDER FOR JUDGMENT AND ASSIGNMENT AS TO PARCEL 241

Based on the authority of Wis. Stat. § 75.521(8) and Wis. Stat. § 75.106, the motion of the City of Milwaukee ("City"), and on the pleadings and the record in this matter, the Court finds as follows:

1. The City duly filed a petition for judgment listing parcels of property affected by unpaid tax liens as shown on the delinquent tax rolls in the City of Milwaukee and Milwaukee County Treasurer's Offices.
2. Milwaukee County has assigned its interest to the City of Milwaukee.
3. At least one year has elapsed since the properties became delinquent.

4. The City duly filed an affidavit of mailing indicating that the petition and legal descriptions of the properties were mailed in compliance with Wis. Stat. § 75.521(3)(c).

5. The City duly filed an affidavit of publication and of default indicating that the notice of petition was published according to the requirements of Wis. Stat. § 75.521 (6), listing the parcels which were redeemed by the statutory deadline of August 13, 2025, and listing the parcels which were dismissed.

6. The City's affidavit of publication and of default was supported by the affidavit of Joe Yovino, indicating publication of notice according to the statutory requirements.

7. Attorney Omar Mallick, appointed Guardian-ad-Litem by the Court pursuant to Wis. Stat. § 75.521(12), fulfilled his duties under the statute as presented on the record.

8. The delinquent taxes for this property remain unpaid.
This meets the requirements of Wis. Stat. § 75.521 for a tax foreclosure judgment.

The City and the assignee, Matt Talbot Recovery Services Inc., have followed the requirements of Wis. Stat. § 75.106(2) to assign a judgment for an in rem tax foreclosure:

- a. No notice to the City by the County was required because the County assigned its interests in delinquent tax liens to the City.
- b. The City has a signed assignment agreement with the assignee, Matt Talbot Recovery Services, Inc. Doc. 100.
- c. The assignment parcel is clearly indicated in the assignment agreement. Doc. 100
- d. The assignment parcel is designated as a brownfield property.
- e. The environmental assessment was provided to the Wisconsin Department of Natural Resources.

f. Per the environmental assessment there was no discharge of a hazardous substance that would trigger this subsection.

g. The assignment agreement and an affidavit from the Treasurer's office were filed with the Court. Docs. 100, 101.

This meets the requirements for assignment of a judgment under Wis. Stat. § 75.106.

NOW, THEREFORE, IT IS ORDERED AND ADJUDGED:

1. That there has been failure to redeem or answer by any person having the right to redeem or answer as provided by Wis. Stat. § 75.521, as to the following parcel: 241

2. That all persons claiming under and through the person or persons having the right to redeem or answer by August 13, 2025 are foreclosed of all their right, title and interest and equity of redemption in and to the following parcel: 241

3. That the City of Milwaukee is entitled to an in rem tax foreclosure judgment in the below parcel subject to all unpaid taxes and charges which are subsequent to the latest dated valid tax lien appearing on the 2025 List of Tax Liens No. 2, filed herein and subject to recorded restrictions as provided by Sec. 75.14(4), Stats., and that all persons, both natural and artificial, including the State of Wisconsin, infants, incompetents, absentees and nonresidents who may have any right, title, interest, claim, lien or equity of redemption are forever barred and foreclosed of such right, title, interest claim, lien or equity of redemption:

PARCEL: 241 TAXKEY: 3502005000

Located at: 2621 West North Avenue

City and County of Milwaukee

Legally described as: MEEHAN & SOMER'S SUBD IN NW 1/4 SEC 19-7-22 BLOCK
1 E 28' LOT 4 BID #32 4.

4. That there is a valid assignment agreement between the City and the assignee, Matt Talbot Recovery Services, Inc., for the assignment of the in rem tax foreclosure judgment of Parcel 241 as permitted by Wis. Stat. § 75.106

5. That pursuant to the assignment agreement and the Milwaukee City Ordinances, Matt Talbot Recovery Services, Inc. shall take fee simple absolute title to Parcel 241 subject to the following restrictive covenant:

Parcel 241 must be taxable for property-tax purposes and no owner or occupant of the Property shall apply for, or seek, or accept, property-tax exemption, whether under Wis. Stat. 70.11 or otherwise, for the Parcel 241, or any part thereof. This restriction shall be a permanent covenant that runs with the land and may only be released by resolution passed by the City's Common Council by a 2/3 vote (MCO 304-49-13) and recording by City of a Release of Restriction with the Milwaukee County Register of Deeds.

6. The Court hereby grants the in rem tax foreclosure judgment and the fee simple absolute title of:

Parcel 241, Tax Key 3502005000
Located at 2621 West North Avenue
City and County of Milwaukee
Legally described as: MEEHAN & SOMER'S SUBD IN NW 1/4 SEC 19-7-22
BLOCK 1 E 28' LOT 4 BID #32 4

to the assignee, Matt Talbot Recovery Services, Inc.

1060-2025/100500000000001524v1

STATE OF WISCONSIN }
MILWAUKEE COUNTY } SS.

I, the undersigned Clerk of the Circuit Court of Milwaukee County, Wisconsin do hereby certify that I have compared this document with the original on file and that the same is a full, true and correct copy of said original and of the whole thereof, and the same remains of record in my office.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said court, this MAR 06 2026 date

Anna Maria Hodges

ANNA MARIA HODGES
Clerk of Circuit Court