



OFFICE OF THE CITY TREASURER

CITY HALL - ROOM 103 ! 200 EAST WELLS STREET ! MILWAUKEE, WISCONSIN 53202
TELEPHONE: (414) 286-2240 ! FAX: (414) 286-3186 ! TDD: (414) 286-2025
E-MAIL: CTREAS@MILWAUKEE.GOV ! WEB SITE: HTTP://CITY.MILWAUKEE.GOV/TREASURER

Qhia Txog Cov Se Tsev Tsis Them Tus Txheej Txheem Sau Se Tsev

Nyob hauv Xeev Wisconsin Txoj Cai, Milwaukee City Charter, thiab City of Milwaukee Code of Ordinances, tus City Treasurer lub luag hauj lwm yog tus sau cov se thiab nrog tswj. Wisconsin Txoj Cai xaaj kom cov se zoo ib yam nkaus thiab muaj neeg nrog tswj. Tus City Treasurer tsis muaj cai hloov tau cov se yuav tau them los yog muab cov paj thiab kev raug nplua tshem tawm.

Nroog Milwaukee yog thawj lub nroog nyob hauv lub Xeev Wisconsin, nws khiav hauj lwm txawv lwm lub nroog hais txog kev sau se. Lub Nroog Milwaukee yeej coj tau tus tswv tsev tsi them nqi se tsev mus hais nyob hauv tsev hais plaub thiab yuam kom muab lub tsev muag (rem foreclosure judgments) los them se tsev. Ib xyoos tom qab tsis them se tsev lawm lub tsev yuav poob (foreclosure), yuav coj tus tswv tsev mus hais plaub nyob hauv tsev hais plaub yuav yog tom qab twb tau daim ntawv pov thawj (certificate) hais qhia tias tsis them se lawm.

Nyob hauv cov ntsiab lus ntawm nom tswv kev cog lus ua hauj lwm ua ke xyoo 1987, lub Nroog Milwaukee yuav cov se tsev tsis them se los ntawm Milwaukee County txhua xyoo thiab khaws cov paj (nyiaj) thiab cov nyiaj raug nplua uas sau tau los. Qhov kev sau se nrog rau City Treasurer thiab ua hauj lwm kom zoo thiab yoom yim rau cov neeg them se hauv Nroog Milwaukee.

City Treasurer lub hom phiaj yog sau cov se tsev tsis them tsis yog yuav txeeb cov av, City Treasurer yuav siv 3 them los sau cov se kom tau ntau li ntau tau, es kom lub tsev tsis txhob poob mus rau lub nroog.

Thawj them yog sau ntawv mus rau hauv tsev kom them nyiaj tuaj. Them no yuav muaj 4 daim ntau tuaj ntawm tus City Treasurer tuaj hos ib daim ces yuav muaj tus Assistant City Attorney kos npe rau.

Nyob rau them 2, cov accounts rau cov se them tsis tau tas yuav raug xa mus rau lub chaw hais plaub ua hauj lwm sau se rau lub Nroog Milwaukee, Kohn Law Firm, mus 12 lub hlis uas lub chaw hais plaub saib xyuas cov accounts, tham nrog cov neeg es npaj ua hli them, coj mus hais nyob hauv tsev hais plaub raws li cov cai tsim nyob hauv lub Nroog, thiab khiav cov hauj lwm tom qab sev hais plaub txiaj txim lawm, xws li txiaj nyiaj ua hauj lwm thiab hais kom cov neeg xaub lub tsev xa nyiaj them nqi tsev mus rau hauv lub nroog, raws li pom zoo.

Yog Department of Neighborhood Services pom tias ib thaj av tsis muaj neeg tu los yog raug tso tseg, yuav tsis muab tus account xa mus rau lub chaw hais plaub (collection law firm), tab sis yuav muab hla mus rau them 3 raws lis Milwaukee Common Council Resolution (qhov kev pom zoo) 150164 uas yog kho los ntawm qhov kev pom zoo (Resolution) 150772.

Nyob rau theem 3 thiab yog theem kawg, uas yog theem kawg kiag lawm, tus City Treasurer yuav yuam kom muab cov av uas them se tsis tau tas muag. Peb lub hlis ua ntej ua ntaub ntawv yuam kom muab qhov av muag, yuav xa ib daim ntawv mus rau tus tswv tsev ceeb toom rau nws paub txog qhov tab tom ua ntaub ntawv muab qhov av muag thiab qhia nws paub tias nws yuav tsum them cov nyiaj nqi se npaum li cas es thiaj li muag tsis tau daim av. Yog hais tias tsis hnov teb li, tus tswv tsev uas tseem tshuav nqi thiab tag nrog cov neeg muaj feem xyuam, xws li cov neeg txais nyiaj yuav tsev thiab lwm cov neeg uas muaj npe nyob hauv daim ntawv yuav tsev, yuav tau txais ib daim ntawv certified mail xa mus rau lawv hais tias lub tsev raug yuam muag nyob hauv Milwaukee County Circuit Court.

Nyob rau 8 lub lim piam uas tseem cia sij hawm ua kom tau lub tsev rov qab, uas yog yuav ceeb toom txog muab lub tsev muag (foreclosure) nyob rau hauv daim ntawv xov xwm Daily Reporter, tseem muaj sij hawm ua kom tau lub tsev rov qab es tsis txhob muab muag uas yuav tau them tag nrho tus nqi se tseem txhuav.

Tom qab 8 lub lim piam pub kom ua tau lub tsev rov qab, muab 4 lub lim piam rau los teb seb puas yuav lub tsev los tsis yuav. Nyob rau lub caij no, cov neeg lub tsev raug yuam muag muaj sij hawm los qhia los yog teb cov lus hais txog qhov muab lub tsev muag. Tsuas muaj 3 yam yuav siv tau los tiv thaiv kom lub tsev tsis txhob raug muab muag. Muaj li ntawm no: (1) Thaj av tsis raug them se; (2) twb them cov se tag rau lub caij pub ua kom tau lub tsev rov qab los lawm; thiab (3) lub caij twb dhau lawm. Yog hais tias tsis tau them cov se thiab tsis muaj ib yam tseem ceeb los hais, Milwaukee County Circuit Court yuav tso cai rau lub Nroog Milwaukee los ua tus tswv ntawm thaj av uas tsis them se.

Department of City Development (DCD) tswj tag nrho cov tsev lub Nroog Milwaukee tau los ntawm cov tsev raug yuam kom muab muag. DCD muab cov tsev no tshaj tawm thiab muag.

Tej zaum tus qub tswv tsev kuj ua tau ntaub ntawv hais kom pab Milwaukee Common Council muab qhov foreclosure tshem tawm raws li txoj cai Milwaukee Code of Ordinances, Section 304-50. Cov ntaub ntawv yuav tsum ua nyob rau hauv 90 hnuv txij hnuv txiav txim muab lub tsev foreclosure. Yuav tsum them tus nqi tes \$1,370 uas yuav tsis thim rov qab nrog daim ntawv tuaj. Yuav muaj ib lub rooj sib tham nrog rau pab Common Council's Judiciary and Legislation Committee hais txog daim ntawv ua tuaj thiab pab committee qhov kev txiav txim pom zoo los tsis pom zoo rau daim ntawv kom muab qhov foreclosure tshem tawm yuav yog tag nrho pab Common Council ua cov pom zoo. Ib nqe lus uas yuav muab qhov foreclosure tshem tau tawm, tus tswv tsev qub yuav tsum them kom tag nrho cov nqi tes thiab cov nqi tsub rau ua ntej pab Common Council lub rooj sib tham uas yog yuav los hais txog daim ntawv ua tuaj. Qhov se tsev thiab tag nrho tej nuj nqis tsub los ntawm lub Nroog nyob rau lub sij hawm DCD tswj lub tsev yuav tsum them kom tag nyob rau 30 hnuv tom qab pab Common Council pom zoo tsis cia lub tsev raug foreclosure. Yog tias tus tswv tsev muaj lwm lub tsev tsis them se nyob hauv lub Nroog, cov nqi tseem them tsis tau tag ntawd yuav tsum muab them kom tag, los yog paub meej tias yeej tau txais ib qhov kev pom zoo kom ua hli them kom tag thiab muab sau tseg.

Peb them kev sau se thiab txoj kev tswj City Treasurer siv txij xyoo 2000 los pom tias ua tau hauj lwm zoo. City Treasurer sau tau tham tsam 99¢ rau txhua dollar se tsev uas tsis tau them. Qhov no yog ib txoj kev sau tau se tsev zoo tshaj plaws nyob hauv lub teb chaws.