



301 N. Rochester St.
PO Box 223
Mukwonago, WI 53149-0223
262-363-6500
CitizensBankWI.bank
Citizens Bank - WI on social media
Member FDIC | Equal Housing Lender

Jun 26 2025

7900 HARWOOD LLC
7900 HARWOOD AVENUE
MILWAUKEE WI 53213

RE: DELINQUENT PROPERTY TAXES - xxx002670

Dear 7900 HARWOOD LLC,

It has come to our attention that you owe property taxes for 2024 (see the detail(s) below). Please contact your municipality/county to determine the amount of past due taxes, interest and penalty due.

Please pay the delinquent property taxes directly to the applicable municipality as listed on your tax bill and provide us with proof of payment within 30 days of the date of this letter. If you have already paid the delinquent property taxes, please provide us with proof of payment. You may send proof of payment to:

Citizens Bank
301 N. Rochester Street
P.O. Box 223
Mukwonago, WI 53149-0223

Or by email to
loancollections@citizensbankwi.bank

Failure to pay your property taxes when due is considered default under the terms of your mortgage. We urge you to take care of this matter immediately to prevent any further action.

If the delinquent property taxes are not paid within 30 days, we will take the following action:

- We will pay your delinquent property taxes and you will be responsible for repaying that amount back to us in monthly installments with a repayment term to be determined prior to us establishing the repayment. The amount that you owe will appear on your next billing statement. We will also adjust any automatic payments (as applicable) to reflect your new monthly amount due.
- We will immediately establish an escrow account, in accordance with state and federal regulation, for your future property taxes as you are now required to escrow with us until this loan is paid off. The amount that you owe will appear on your next billing statement.

You may contact us to see if you qualify for a loan to pay the delinquent property taxes. If you qualify for a loan, a property tax escrow will be established for all future tax bills due and the amount of time you'll have to repay your property taxes may exceed 12 months, depending upon the terms of the loan.

Thank you in advance for your cooperation in this situation.

If you have any questions, please contact us.

Sincerely,

Citizens Bank

Ph. 262-363-6500



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TAX AUTHORITY		TAX AUTHORITY ADDRESS		TAX AUTHORITY PHONE	
WAUWATOSA CITY		7725 W North Ave, Wauwatosa, WI 53213-1720		(414) 479-8960	
PARCEL NO	INST.DUE	AGENCY	PRINCIPAL	ADDT.FEES	TOTAL DUE
3710146000	2024 Inst - 3	WAUWATOSA CITY	\$13,881.45	\$1,096.43	\$9,571.72
				Total Amount	\$9,571.72