

**CITY OF SHEBOYGAN  
RESOLUTION 128-25-26**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**NOVEMBER 10, 2025.**

A RESOLUTION authorizing the appropriate City officials to take such measures necessary to release certain judgment liens relating to 1430 Erie Ave., Sheboygan, Wisconsin.

WHEREAS, Bat Holdings Two, LLC acquired the property known as 1430 Erie Avenue (“the Property”) in 2013 and transferred ownership to RVFM 4 Series, LLC on November 18, 2020; and

WHEREAS, RVFM 4 Series, LLC was sued in various federal and state courts, including in Wisconsin, for deceptive and unfair practices in the course of selling and leasing residential properties; and

WHEREAS, as a result of these lawsuits, RVFM 4 Series, LLC’s properties, including the Property, were placed into receivership with Trigild, Inc. (“Trigild”); and

WHEREAS, Trigild has listed the Property for sale via auction and has secured a contract to sell the Property; and

WHEREAS, Trigild now asks the City of Sheboygan to support the sale by releasing certain judgment liens that are filed with the Sheboygan County Clerk of Court for nonpayment of municipal citation forfeitures. Specifically, Trigild asks to reduce the judgments from \$44,696.00 to \$11,174; and

WHEREAS, Trigild argues that their request is reasonable because of efforts Trigild has taken to “stabilize” the Property, such as maintaining the lawn, securing the buildings, and clearing the Property of a nuisance tree and miscellaneous debris; and

WHEREAS, the docketed judgments relate to three years (2021-2024) of still-unresolved municipal code violations relating to building and property maintenance, which, in conjunction with law enforcement efforts, rendered the Property a chronic nuisance; and

WHEREAS, the Property was placarded and has continued being a source of law enforcement activities such that City staff is eager to see the Property rehabilitated; and

WHEREAS, the purchase-sale agreement transfers responsibility for code compliance measures to the buyer, a local businessperson who owns other properties within the City; and

WHEREAS, should the Council decline this request, the judgment liens would be paid by sale proceeds to the extent authorized by law and any residual proceeds would be available to Trigild to pay other debts.

NOW, THEREFORE, BE IT RESOLVED: That the Common council declares its support for waiving its right to recoup \$33,522 in judgment liens filed against RVFM 4 Series, LLC and asks that the City Attorney draft a Motion and Proposed Order for the Sheboygan-Kohler Municipal Court judge to consider.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

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Meredith DeBruin, City Clerk, City of  
Sheboygan