

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 221

Approved April 28, 1988

RESOLVED, That the City Collector is hereby authorized to cause the taxes to be abated on that property under the SWAP Program, located along 195 Harrison Street, situated on Lot 251, as set out and delineated on City Assessor's Plat 31, for the sum of Five Thousand One Hundred Fifteen Dollars and Thirty-One (\$5,115.31) Cents, in accordance with the application filed by Joseph & Gwendolyn Wynkoop.

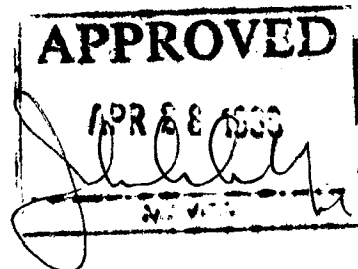
IN CITY COUNCIL

APR 28 1988

READ AND PASSED

Michael W. Epton
PRES.

Rose M. Mendonca
CLERK



IN CITY COUNCIL
APR 7 1985

FIRST READING
REFERRED TO COMMITTEE ON

FINANCE

Boehm-Menderson CLERK

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

Boehm-Menderson
Clerk Chairman

April 12, 1985

Councilman O'Connor (By Request)



Finance Department, City Collector

"Building Pride In Providence"

March 14, 1988

Mrs. Rose Mendonca
City Clerk
City Hall

Dear Mrs. Mendonca:

I am requesting that the following applications filed with the S.W.A.P. program for abatement of taxes be approved.

<u>Applicant</u>	<u>Plat</u>	<u>Lot</u>	<u>Tax Abatement</u>
Joseph & Gwendolyn Wynkoop	31	251	\$5,115.31
Diogenes Filipo	48	940	\$1,521.92
Richard Counts	45	214	\$2,486.02

Very truly yours,

Ronald L. Tarro
City Collector

RLT/dl

FILED
MAR 14 4 08 PM '88
DEPT. OF CLERK
PROVIDENCE, R.I.

(2)

ABANDONED BUILDING TAX ABATEMENTS: INITIAL APPLICATION FOR ABATEMENT

ACCOUNT # 07-093-770 DATE OF APPLICATION 7.15.85PLAT / LOT 31/251ADDRESS OF BUILDING 125 Harrison StAPPLICANT Joseph E. Gwendolyn WynkoopMAILING ADDRESS Same ZIP CODE _____

CONDITION OF BUILDING AT PURCHASE: (ATTACH DESCRIPTION) _____

ABATEMENT REQUEST:

YEAR	REAL ESTATE TAXES	INTEREST AND COSTS	OTHER LIENS (name)	TOTAL
19-1984	TAX TITLE			\$4482.79
1981-1985	Board up/land			1343.50
1978-81	Water Bill			289.02

TOTAL ABATEMENT REQUESTED: 5115.31

"ABATEMENTS WILL BE CONSIDERED UNDER THIS ORDINANCE ONLY FOR BUILDINGS ABANDONED WHEN PURCHASED." Abandoned building shall mean any structure which 1) has been completely vacant for over 90 days. 2) has been boarded up, or has been scheduled to be boarded up by the Dept of Building Inspection or Division of Code Enforcement, as determined by Section 13-40 of the Housing Code, and Section 124.7 of the Building Code.

_____ Certification received that building was abandoned when purchased by applicant. (Building inspector or sponsoring neighborhood organization).

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

Joseph E. Gwendolyn Wynkoop
APPLICANT'S SIGNATURE

APPLICATION FOR ABATEMENT OF BACK TAXES ACCEPTED _____ REJECTED _____

Kenneth S. ...
CITY COLLECTOR

ABATEMENT OF BACK TAXES MUST BE GRANTED BY THE CITY COUNCIL. For abatement of back taxes, all necessary documentation must be received by the City Collector. Upon receipt, request for abatement will be presented to the City Council by the City Collector. All property where an application for abatement is pending and deemed as bonifide by the City Collector shall not be offered for tax sale. Title on all property which has been sold at a prior tax sale and on which an application for abatement is pending shall not be assigned or transferred by the City Treasurer. No current tax payment shall be applied for satisfaction of back taxes due and owing.

SEE ATTACHED SHEET FOR LIST OF DOCUMENTATION TO BE COLLECTED FOR ABATEMENT.

(3)

ABANDONED BUILDING TAX ABATEMENTS: FINAL APPLICATION FOR ABATEMENT

ACCOUNT # 07-093-770

TODAY'S DATE

1/25/88

PLAT / LOT 31/251

ADDRESS OF BUILDING 195 Harrison St.

APPLICANT Joseph & Gwendolyn Wynkoop

TOTAL ABATEMENT REQUESTED \$5,115.31

CITY COLLECTOR: (at time of initial application) Ronald Tarro

DATE OF INITIAL APPLICATION FOR ABATEMENT: 7/15/85

ALL DOCUMENTATION MUST BE RECEIVED BY THE CITY COLLECTOR WITHIN THREE (3) YEARS OF DATE ON INITIAL APPLICATION FOR ABATEMENT.

DOCUMENTATION: (attach to back)

- 1..Sworn affidavit of occupancy by owner for at least one year. ☒
2. Certification of the Building Inspector that permits have been applied for and complied with. ☒
3. Certification from the Division of Minimum Housing that the property is in compliance with the Providence Minimum Housing Standards. ☒
4. A certificate of clear title, but for municipal liens. ☒

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

X Joseph Wynkoop
X Gwendolyn Wynkoop
APPLICANT'S SIGNATURE

I HAVE RECEIVED ALL NECESSARY DOCUMENTATION FOR ABATEMENT OF BACK TAXES ON REHABILITATED PROPERTY, AND RECOMMEND TO THE CITY COUNCIL THAT THE REQUESTED ABATEMENT OF BACK TAXES FOR THIS PROPERTY BE APPROVED.

January 27 88
DATE

Ronald L. Tarro
CITY COLLECTOR

Presented at Council meeting: (date) _____
Sponsoring Councilman _____

Abatement of Back Taxes Granted _____ Rejected _____
Reason Rejected: _____

FORECLOSURE DEED

UNDER POWER OF SALE IN MORTGAGE

ALAN E. LEWIS and VERONICA A. LEWIS of
Rhode Island, holder of a Mortgage by STEVEN GAYDOS and PATRICIA GAYDOS, dated
January 31, 1976 and recorded in Book 1145 at Page 1072 of the Records of
Land Evidence of the City of Providence, State of Rhode Island, by the power
conferred by said Mortgage and by every other power it thereunto ~~enable~~ ^{authorizes}
\$400.00 (Four Hundred Dollars) paid, grants, bargains, sells and conveys unto
JOSEPH WYNKOOP and GWENDOLYN WYNKOOP of 195 Harrison Street, Providence, Rhode
Island, as Tenants By the Entirety and not as Tenants in Common, the following:

That certain lot or parcel of land, with all buildings
and improvements thereon, situated on the westerly side
of Harrison Street in the City of Providence, County of
Providence, State of Rhode Island, bounded and described
as follows:

Beginning at a point in the westerly line of said Harrison
Street, fifty and 1/10 (50.1) feet, more or less, northerly
from the northerly line of Warren Street, said point of
beginning being the southeasterly corner of the parcel ~~here-~~
by described and the northeasterly corner of land now or
lately of Domenico A. Moio et ux, formerly of Sarah L.
Hazard; thence running westerly bounding southerly on
said Moio land a distance of one hundred (100) feet, more
or less, to land now or lately of Maria Roberti; thence
turning and running northerly on a line parallel with and
one hundred (100) feet distant westerly from the westerly
line of Harrison Street a distance of sixty (60) feet,
more or less, to land now or lately of Joseph Mallozzi et
ux; thence turning and running easterly bounding northerly
on said Mallozzi land a distance of one hundred (100) feet,
more or less, to Harrison Street; thence turning and running
southerly bounding easterly on said Harrison Street a dis-
tance of sixty (60) feet, more or less, to the point and
place of beginning.

This conveyance is made subject to all taxes, assessments, and
other encumbrances which may constitute a prior lien thereon, and is conveyed
subject to any restrictions of record and rights of redemption for unpaid
Federal taxes, if any, as shall notwithstanding this provision, constitute
valid liens or encumbrances thereon after said sale.

IN WITNESS WHEREOF, said ALAN E. LEWIS and VERONICA A. LEWIS
have caused their names to be hereunto subscribed this day of July,
1984.

Alan E. Lewis
ALAN E. LEWIS

Veronica A. Lewis
VERONICA A. LEWIS

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In Providence in said County on the 30th day of July, 1984,
before me personally appeared ALAN E. LEWIS and VERONICA A. LEWIS, to me known
and known by me to be the persons executing the foregoing Deed of conveyance
and they acknowledged said Deed by them executed to be their free act and
deed.

Notary Public
Malay Public
Stephen T. Napolitano

AFFIDAVIT OF SALE UNDER
POWER OF SALE IN MORTGAGE

We, ALAN E. LEWIS and VERONICA A. LEWIS, named in the foregoing Deed, make oath and say that the principal and interest of the obligation mentioned in the Mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that we caused to be mailed, by regular mail and certified mail, return receipt requested, postage prepaid, on July 3, 1984, addressed to the mortgagors, in care of the premises, which is the last known address of said mortgagors on the records of the said Mortgagees, notice of the time and place of said sale and we caused to be published on July 3, 10, 17 and 24, 1984, a notice of said sale in the Providence Journal a public newspaper published in the City and County of Providence, State of Rhode Island, in accordance with the provisions of said Mortgage, of which the following is a true copy:

MORTGAGEE'S SALE

105 Harrison Street
Providence, RI
Will be sold at public auction,
on July 25, 1984 at 9 A.M.
local time, on the premises
hereinafter described by
virtue of a Power of Sale
contained in that certain
Mortgage made and exe-
cuted by STEVEN L. DAY
1975 and PATRICIA
DAY (1984) dated January
31, 1976 and recorded in
the Office of the Recorder
of Deeds on February 2,
1976 at 11:12 A.M. in
Mortgage Book 1145 at
Page 1672, the condition
of said Mortgage being
having been broken.

That certain lot or parcel of land, with all buildings and improvements thereon, situated on the west side of said North Street in the City of Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point on the west side line of said North Street, fifty and thirty feet and more or less, distant from the northern line of Warren Street, said point of beginning being the south-easterly corner of the parcel hereby described and the northwesterly corner of land now in lot of bounded by Messrs. Thompson and Nathaniel Hazard, thence running westerly, bounding south of said Moss Land a distance of one hundred (100) feet more or less, to the City of Providence, Messrs. Hazard

thence turning northwesterly about 100 feet distant westerly from the westerly line of Harrison Street a distance of sixty (60) feet, more or less, to land now or lately of Joseph Bellozot at ux; thence turning and running westerly bounding northerly on said Bellozot land a distance of one hundred (100) feet more or less, to Harrison Street, thence turning and running southerly bounding easterly on said Harrison Street a distance of sixty (60) feet, more or less, to land now or lately of

TERMS. Cash, Hundred Dollars (\$100.00) down, payment in cash, monthly check, or bank check at time of sale. Other terms will be announced at time of sale.

Said premises are being sold subject to reverse liens of record and to such unpaid taxes, assessments, water and sewer charges, municipal taxes, and rights of redemption for unpaid federal taxes, if any, as shall notwithstanding this provision constitute valid liens or encumbrances thereon after said sale.

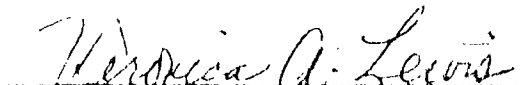
By order of the present holder of said Mortgage which hereby gives notice of its intention to bid at said sale or at any adjournment or postponement thereof.

Attorney for M. L. L. of the District of Columbia
911 Times West Building
Washington, D. C.


That an investigation has been made as to whether any one having an ownership interest in the property so sold which might be cut off by said foreclosure, was at the time of the sale or within three months prior thereto in military services as defined by the "Soldiers' and Sailors' Relief Act of 1940", with amendments, and that said investigation shows that no one having such ownership interest in said property was, at the time of the sale or within three months prior thereto, in military services as so defined.

Pursuant to said notice at the time and place ~~therein provided~~, ALAN E. LEWIS and VERONICA A. LEWIS sold the mortgaged premises at public auction by Manuel Ponre, a duly qualified auctioneer, to said JOSEPH WYNKOOP and GWENDOLYN WYNKOOP for Four Hundred Dollars (\$400.00), subject to restrictions and easements of record and to local, State and Federal taxes, ~~and~~ ~~also~~, assessments, water bills, mortgages and such other liens and charges, ~~if any~~, which constitute valid liens or encumbrances thereon after said sale, ~~and~~ by JOSEPH WYNKOOP and GWENDOLYN WYNKOOP being the highest bid ~~made~~ for said premises at said auction.


ALAN E. LEWIS


VERONICA A. LEWIS

Subscribed and sworn to by the said ALAN E. LEWIS and VERONICA A. LEWIS on the 30 day of July, 1984.


Notary Public
Stephen T. Skopelians

CERTIFICATE OF USE AND OCCUPANCY

MUNICIPALITY

No. 1682

THIS IS TO CERTIFY that the two and one-half (2½) story

56 Constructed, three (3) family dwelling

R-3 Use Group

erected on Plat No.: 31 Lot No.: 251

Addition: _____

Street and No.: 195 Harrison Street

Owner: Joseph Wynkoop Use Zone: R-4

Architect or Engineer: _____

Contractor: Joseph Wynkoop

Building Permit No.: 862 Plan No.: 6/4/85

has been inspected and the following occupancy thereof is
hereby authorized:

Occupancies: Max. Allowable floor
live loads per sq. ft.

Occupancy
Load

Basement: N/A

1st Floor: One (1) family dwelling

2nd Floor: N/A

3rd Floor: N/A

4th Floor: _____

5th Floor: _____

6th Floor: _____

7th Floor: _____

8th Floor: _____

9th Floor: _____

10th Floor: _____

Roof: _____

This Certificate must be posted where required by the State Building Code, and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

Building Official

Expiration Date none

ON SITE



Department of Inspections and Standards

"Building Pride In Providence"

January 22, 1988

Joseph Wynkoop & Gwendolyn Wynkoop
188 Peace Street
Providence, R.I.

Dear Mr. & Mrs. Wynkoop:

Regarding your property at 195 Harrison Street, Providence, Rhode Island, Mr. Malcolm Reis, Deputy Director of Building Safety will release all liens on said property.

If you have any further questions please contact me at 421-7740, Ext. 350.

Very truly yours,

A handwritten signature in cursive script that reads "Malcolm Reis".

Malcolm Reis, II
Deputy Director of Building Safety

January 22, 1988.

To the City Collector of Providence,

Ref: Tax Abatement for: 195 Harrison
Street, Providence, R.I., 02907.

Dear Mr. City Collector:

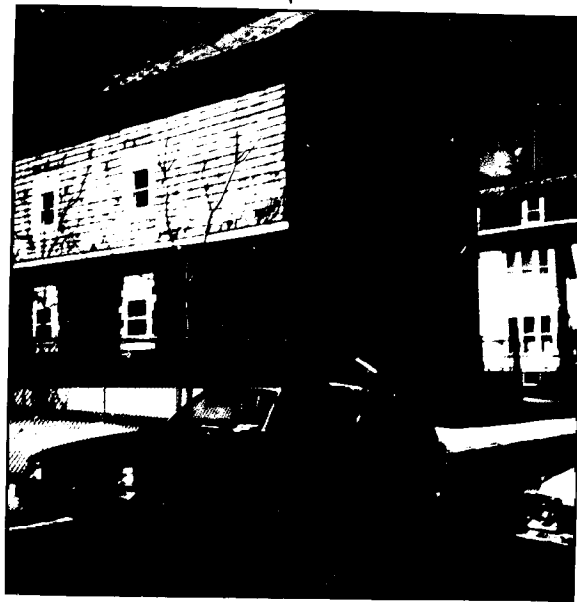
We, Joseph and Gwendolyn Wynkoop, have occupied 195
Harrison Street, Providence, R.I., 02907, since November,
1985, as our principal place of residence.

Sincerely,

X Joseph Wynkoop
(Joseph Wynkoop)

X Gwendolyn Wynkoop
(Gwendolyn Wynkoop)

Joanna Soto (Lic. expiration date, June, 1990)
(signature of Notary Public)



195 Harrison St.



195 Harrison St.-