

UNITED STATES OF AMERICA, ACTING
THROUGH THE FARMERS HOME
ADMINISTRATION, UNITED STATES
DEPARTMENT OF AGRICULTURE,

CASE NO.: 14-CV-138
FORECLOSURE CASE CODE-30404

Plaintiff,

vs.

ADJOURNED NOTICE OF SHERIFF'S SALE

SHIRLEY M. CRIVITS a/k/a SHIRLEY M. CRIVITS PAAR a/k/a SHIRLEY M. PAAR, et al.,

Defendants.

By virtue of a Judgment of Foreclosure made in the above entitled action on 03/27/2015, in the amount of \$18,216.92, I will sell at public auction at the Front of the Jackson County Courthouse, 307 Main Street, Black River Falls, WI 54615, City of Black River Falls, County of JACKSON, State of Wisconsin on **11/10/2015 at 10:00 AM**, all of the following described mortgaged premises, to wit:

Lot Nine (9), of Block Two (2), of Stern's Addition to the Village of Melrose, said addition located in the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) and the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Eight (8), Township Nineteen (19) North, Range Five (5) West, in the Village of Melrose, Jackson County, Wisconsin.

The above property is located at: 309 Hart Street, Melrose, WI 54642

Tax Key No.: 151 0361 0000

TERMS OF SALE: Cash, Cashier's Check or Certified Check.

DOWN PAYMENT: 10% of amount bid by Cash, Cashier's Check or Certified Check due at time of sale. Balance of purchase price must be paid within ten (10) business days after confirmation of the sale. Failure to pay balance due will result in forfeit of deposit to plaintiff.

This property is sold "as is" subject to all legal encumbrances and any outstanding and accruing *real estate taxes*, special assessments, and penalties and interest, if any. Upon confirmation of the sale by the Court, purchaser will be required to pay all recording fees and, if desired, the cost of title evidence.

Dated this 15TH day of OCTOBER, 2015, at Black River Falls, Wisconsin.



Duane M Waldera
SHERIFF OF JACKSON COUNTY, WI

KOHNER, MANN & KAILAS, S.C.
Attorneys for Plaintiff
4650 N. Port Washington Road
Milwaukee, WI 53212
PH: (414) 962-5110

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtain will be used for that purpose.

STATE OF WISCONSIN : CIRCUIT COURT : JACKSON COUNTY

UNITED STATES OF AMERICA,
ACTING THROUGH THE FARMERS
HOME ADMINISTRATION, UNITED STATES
DEPARTMENT OF AGRICULTURE,

Plaintiff,

vs.

SHIRLEY M. CRIVITS, et al.,

Defendants

CASE NO.: 14-CV-138
FORECLOSURE CASE CODE -- 30404

ORDER FOR JUDGMENT AND JUDGMENT
OF FORECLOSURE AND SALE



The Plaintiff having filed the Complaint and proof of service of the Summons on the Defendants and an affidavit that the Defendants are in default for failure to join issue; and,

The Plaintiff having moved the Court for judgment according to the demand of the Complaint; and,

Each Defendant appearing in the action having been served with a notice of motion for judgment; and,

Due notice of the pendency of the action was filed in the Office of the Register of Deeds for this County more than twenty (20) days prior to the date of this hearing; and,

IT APPEARING THAT:

1. The name(s) and place(s) of residence or business of each party to the action is:

UNITED STATES OF AMERICA, ACTING
THROUGH THE FARMERS HOME
ADMINISTRATION, UNITED STATES
DEPARTMENT OF AGRICULTURE,
USDA Rural Development
4300 Goodfellow Avenue
FC-215, BLDG 105
St. Louis, MO 63120-1703

-and-

SHIRLEY M. CRIVITS a/k/a
SHIRLEY M. CRIVITS PAAR a/k/a
SHIRLEY M. PAAR
309 Hart Street
Melrose, Wisconsin 54642

JOHN DOE CRIVITS a/k/a
JOHN DOE CRIVITS PAAR a/k/a
JOHN DOE PAAR
309 Hart Street
Melrose, Wisconsin 54642

GUNDERSEN CLINIC, LTD.
c/o Attorney Daniel J. Lilly
1836 South Avenue
La Crosse, Wisconsin 54601

GUNDERSEN LUTHERAN
HEALTH SYSTEM, INC.
c/o Attorney Daniel J. Lilly
1836 South Avenue
La Crosse, Wisconsin 54601

GUNDERSEN LUTHERAN
MEDICAL CENTER, INC.
c/o Attorney Daniel J. Lilly
1836 South Avenue
La Crosse, Wisconsin 54601

2. That the mortgaged premises involves real property that is a one-to-four family **residence that is owner occupied** at the commencement of the action, located at 309 Hart Street, Melrose, WI 54642, and that said premises cannot be divided for sale in parcels without injury to the interests of the parties.

3. There is now due under the Note and Mortgage described in the Complaint:

Principal	\$6,724.08
Accrued Interest	909.45
Subsidy Granted	2,629.40
Fees Assessed	5,970.49
TOTAL	\$16,233.42

*Interest continues to accrue at the rate of 11 3/8% per year or \$2.0955 per diem after 03/06/2015

4. None of the Mortgagor Defendant(s) are in the military service, or under guardianship.

NOW, on motion of the Plaintiff's attorneys,

IT IS FOUND, DETERMINED AND ADJUDGED:

1. That all of the material averments of the Complaint are proven and true.
2. That there is due from the Mortgagor Defendants the sum of \$16,233.42, plus disbursements in the amount of \$683.50, and \$1,300.00 for attorneys' fees which the Court determines to be reasonable, or in all, the sum of \$18,216.92.

3. That all sums hereafter advanced or incurred by Plaintiff for insurance, necessary repairs, taxes and attorneys fees and costs, not included in the judgment, may be added to the judgment by Order at any time after entry of judgment.

4. That the mortgaged premises are described as follows:

Lot Nine (9), of Block Two (2), of Stern's Addition to the Village of Melrose, said addition located in the Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) and the Southwest One-quarter (1/4) of the Northeast One-quarter (1/4) of Section Eight (8), Township Nineteen (19) North, Range Five (5) West, in the Village of Melrose, Jackson County, Wisconsin.

Tax Key No. 151 0361 0000

5. That the mortgaged premises involve real property, that is a one-to-four family **residence that is owner occupied** at the commencement of the foreclosure action, and that said premises cannot be divided for sale into parcels without injury to the rights of the parties, and must be sold as a whole.

6. That said premises, unless sooner redeemed, be sold at public auction by and under the direction of the Sheriff at any time upon the expiration of **six (6) months** from the date when judgment is entered for the amounts due under the Note and Mortgage, and said Sheriff shall give public notice of the time and place of such sale in the manner provided by law and by publication in a newspaper published in this County.

7. Said premises shall be sold subject to taxes and assessments, general or special, and any prior liens and encumbrances of record, if any, and free and clear of all claim, right or equity of redemption thereof, of all parties to this action, their heirs, successors and assigns, and all persons claiming under them subsequent to the filing of the pendency of this action, EXCEPT, if the United States of America is a defendant, it has the right to redeem after sale within the period provided by 28 U.S.C. § 2410, and that all of the defendants be forever barred and foreclosed of any right, title, or interest in and to said premises.

8. After deducting Sheriff's fees and expenses of sale, the proceeds shall first be applied to the amounts due the Plaintiff, with interest as provided herein, and that the surplus, if any, shall be subject to the further Order of this Court.

9. The Sheriff, after sale, shall make a report to the Court, and the purchaser be let into possession of the premises on production of the Sheriff's Deed, and all parties to this action, or other persons securing possession after the date of the Lis Pendens, shall deliver possession to said purchaser.

10. That Plaintiff **shall not have judgment against the Mortgagor-Defendant(s) for any deficiency** that may remain unpaid after sale.

11. That the Defendants and persons claiming under them are enjoined from committing waste or doing any act that may impair the value of the mortgaged premises.

12. That pursuant to § 846.09 of the Wisconsin Statutes, the Plaintiff is hereby granted leave to amend the Summons, Complaint and all the proceedings in this action by making as defendant any person who is a proper or necessary party hereto.

13. The Plaintiff may take all necessary steps to secure and winterize the premises in the event the premises are abandoned by the Defendants, or becomes unoccupied during the redemption period, or until this matter is concluded.

14. Plaintiff asks that the name Gary L. Paar be inserted in place of John Doe Crivits a/k/a John Doe Crivits Paar a/k/a John Doe Paar, Unknown Spouse, pursuant to §807.12(2), Wis. Stats. as service documents indicate that Gary L. Paar was married to Shirley M. Crivits a/k/a Shirley M. Crivits Paar a/k/a Shirley M. Paar. However, leave is granted to Plaintiff to dismiss Gary L. Paar from the above-captioned action pursuant to §807.12(2), Wis. Stats., as the State of Wisconsin Original Certificate of Death No. 15168563 indicates that Gary L. Paar has passed away post service.

15. The Clerk of this Court will enter judgment.

16. This is a Final Order and Judgment for purposes of Appeal.

Dated this 27 day of March 2015

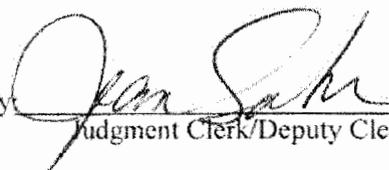
BY THE COURT:


The Honorable Anna Becker
CIRCUIT COURT JUDGE

JUDGMENT ENTERED this 31 day of March 20 15

BY THE COURT:

CLERK OF COURT

By 
Judgment Clerk/Deputy Clerk

SUMMARY OF JUDGMENT

AMOUNT DUE PLAINTIFF: \$16,233.42

COSTS AND DISBURSEMENT TAXED:

Service of Process Fee	260.00
Lis Pendens Recording Fee	33.00
Summon & Complaint Filing Fee	265.50
Title Report	125.00

TOTAL COSTS AND DISBURSEMENTS TAXED: \$683.50

ATTORNEYS' FEES TAXED: \$1,300.00

TOTAL JUDGMENT: \$18,216.92