

The
Title Company
Integrity. Experience. Innovation.
A Member of the Knight Barry Title Group

The Title Company LLC
500 2nd St. S. Suite 102
La Crosse, WI 54601
608-791-2000
Fax:608-791-2015

Refer Inquiries to: Sonja Stock (sonja@knightbarry.com)
Completed on:7/10/15 1:04 pm
Last Revised on:7/10/15 1:04 pm
Printed on:7/13/15 7:12 am

Applicant Information

Joe Rox
Department of Transportation - Project 1641-02-02
3550 Mormon Coulee Road
La Crosse, WI 54601

Sales Representative:Craig Haskins

Property Information

(Note: values below are from the tax roll)

Effective Date: 06/29/2015 at 8:00 am

Owner(s) of record:Roger Zimmermann a/k/a Roger R. Zimmermann and Theresa Zimmermann a/k/a Theresa L. Zimmermann, husband and wife

Property address:2636 South Avenue, La Crosse, WI 54601 (Note: Please see included tax bill for mailing address.)

Legal description: Part of the Northwest ¼ of the Southeast ¼ of Section 8, Township 15 North, Range 7 West, described as follows: The South 38 feet of Lot 5, in Block 18 of E.D. Clinton & Blackwells Addition to the City of La Crosse, (now vacated) in the City of La Crosse, La Crosse County, Wisconsin, lying Southwesterly of the Southwesterly right of way line of South Avenue.

Tax Key No: 17-50028-120

Mortgages / Leases / Land Contracts / UCC

Mortgage from Roger R. Zimmermann and Theresa L. Zimmermann, husband and wife to Leason Mortgage in the amount of \$33,250.00 dated September 30, 1994 and recorded October 3, 1994 in Volume 1064, Page 543 as Document No. 1123793 .

The mortgage described as Document No. 1123793 has been assigned and is currently held of record by Wells Fargo Bank, N.A. .

Mortgage from Roger & Theresa Zimmermann, husband and wife to Riverside Financing in the amount of \$7,936.35 dated November 30, 2007 and recorded December 4, 2007 as Document No. 1491153 .

Easements / Restrictions & Other Encumbrances

Public or private rights, if any, in such portion of the Land as may be presently used, laid out, or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

Judgments / Liens

Judgment entered June 17, 2005 and docketed July 1, 2005 in favor of Franciscan Skemp Healthcare, 700 West Avenue, La Crosse, WI 54601 , creditor(s) and against Roger Zimmerman and Theresa Zimmerman , 2636 South Ave, LaCrosse, WI 54601 ,debtor(s) in the amount of \$4,802.71 , Case No. 2005-SC-1176 .

Judgment entered November 17, 2006 and docketed November 30, 2006 in favor of Gundersen Clinic, P O Box 3219, La Crosse, WI 54602-3219 , creditor(s) and against Roger Zimmerman and Theresa Zimmerman , 2636 South Ave, LaCrosse, WI 54601 ,debtor(s) in the amount of \$474.00 , Case No. 2006-SC-2353 . NOTE: Roger Zimmerman's name was spelled incorrectly, as Aimmerman instead of Zimmerman.

Judgment entered February 18, 2008 and docketed March 10, 2008 in favor of Unifund CCR Partners, 10625 Techwoods Cir. Cincinnati OH , creditor(s) and against Theresa Zimmerman , 2636 South Ave, LaCrosse, WI 54601 ,debtor(s) in the amount of \$1,321.14 , Case No. 2008-SC-231 .



The Title Company
Integrity. Experience. Innovation.
A Member of the Knight Barry Title Group

The Title Company LLC
500 2nd St. S. Suite 102
La Crosse, WI 54601
608-791-2000
Fax:608-791-2015

Refer Inquiries to: Sonja Stock (sonja@knightbarry.com)
Completed on:7/10/15 1:04 pm
Last Revised on:7/10/15 1:04 pm
Printed on:7/13/15 7:12 am

Judgment entered March 5, 2010 and docketed March 22, 2010 in favor of Franciscan Skemp Healthcare, PO Box 3219, LaCrosse, WI 54602-3219, creditor(s) and against Roger Zimmerman and Theresa Zimmerman, 2636 South Ave, LaCrosse, WI 54601, debtor(s) in the amount of \$2,140.02, Case No. 2010-SC-405.

Judgment entered January 20, 2012 and docketed January 20, 2012 in favor of Dennis Priebe Plumbing, PO Box 643, Holmen, WI 54636, creditor(s) and against Roger Zimmerman, 2636 South Ave, LaCrosse, WI 54601, debtor(s) in the amount of \$701.82, Case No. 2012-SC-56.

General Taxes

This report does not include a search for General Taxes for the year shown in the Effective Date and subsequent years, which are not yet due or payable. This report also does not include a search for special assessments, special taxes or special charges including sewer, water and other municipal charges.

Taxes for the Year 2014 in the amount of \$2,218.42, and all prior years are paid.

Storm, sewer, drainage and sanitary district assessments, if any.

Footnotes

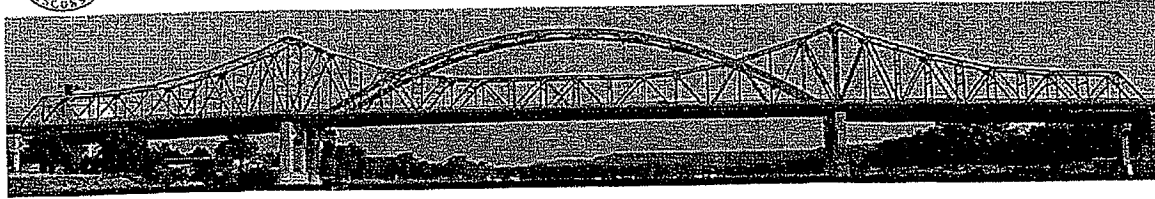
This report is intended for the purposes of causing the Property to become a public right of way for road purposes. Consult the Company before using for any other purposes.

Copies of All Deeds, and Documents listed on report are attached.

In accordance with applicant's request, we have made a search of the records in the various public offices of La Crosse County. This report is for informational purposes only. The liability of the Knight Barry Title Group (Knight Barry Title, Inc., Knight Barry Title Advantage LLC, Knight Barry Title, Services, LLC, and The Title Company LLC) (collectively, the "Company") to the applicant in issuing this report is: (i) for reasonable care in searching in accordance with the applicant's request and, (ii) is limited to a maximum amount of \$1,000.00. This report is not an abstract of title, a title opinion, a title insurance policy or a commitment to issue a policy of title insurance and should not be relied upon in place of such. It is not the intention, express or implied, of the Company to provide any type of guaranty, warranty, or indemnity to any party with respect to the accuracy of the information contained in the report. In order to obtain information from the Company that will carry the full liability of a title insurance commitment/policy, the Company may issue, if requested, a commitment of title insurance and will charge a fee in compliance with rates filed with the office of the Wisconsin Commissioner of Insurance. Section headings within the report are for convenience only and do not modify the scope of the search.

Further, in accordance with the applicant's request, our search does not include a search through the Wisconsin Department of Financial Institutions for conveyances and mortgages affecting any portion of the Land which either is or was railroad property (Per Section 190.11, Wis. Stats., all conveyances and mortgages affecting railroad property must be filed with the Department of Financial Institutions and such record has the same effect as though made in the Office of the Register of Deeds of the County where the land is situated).




[Parcel Search](#) | [Permit Search](#)

2636 SOUTH AVE LA CROSSE

Print View

Parcel: 17-50028-120 Internal ID: 36028
Municipality: City of La Crosse Record Status: Current

Parcel Information:

Parcel: 17-50028-120
Internal ID: 36028
Municipality: City of La Crosse
Record Status: Current
On Current Tax Roll: Yes
Total Acreage: 0.057
Township: 15
Range: 07
Section: 08
Qtr: NW-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

Legal Description:

E D CLINTON AND BLACKWELLS ADDITION S 38FT LOT 5 LYG S OF SOUTH AVE
BLOCK 18 LOT SZ: IRR

Property Addresses:

Street Address
2636 SOUTH AVE

City/Postal
LA CROSSE

Owners/Associations:

Name	Relation	Mailing Address	City	State	Zip Code
ROGER R ZIMMERMANN		2636 SOUTH AVE	LA CROSSE	WI	54601-6326
THERESA L ZIMMERMANN					

Districts:

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
5	Book 5	N

Additional Information

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 11
2012 + VOTING WARDS	2012+ Ward 22
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54601
Use	1 UNIT

Lottery Tax Information

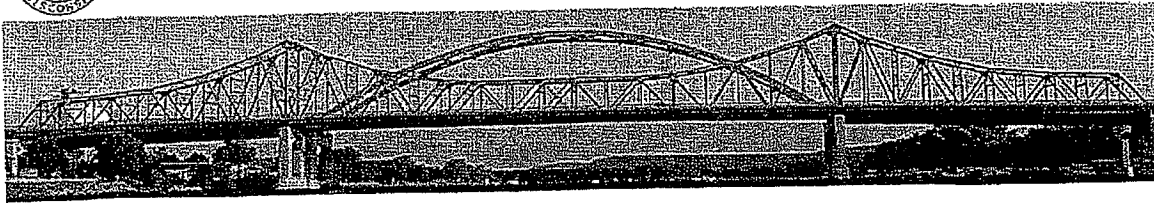
Lottery Credits Claimed: 1 on 10/27/1999
Lottery Credit Application Date: 8/26/1999

La Crosse County Land Records Information
(Ver: 2015.5.26.0)

Site Disclaimer



La Crosse County

[Home](#) | [Help](#) | [Links](#)

[Parcel Search](#) | [Permit Search](#)

2636 SOUTH AVE LA CROSSE

Print View

Parcel: 17-50028-120 Internal ID: 36028
 Municipality: City of La Crosse Record Status: Current

Tax Information:

Tax Year: 2014 ▼

Billing Information:

Bill Number: 11644
 Billed To: ROGER R, THERESA L
 ZIMMERMANN
 2636 SOUTH AVE
 LA CROSSE WI 54601-6326
 Total Tax: \$2,334.12
 Payments Sch. 1
 01-31-2015 \$730.86
 03-31-2015 \$534.42
 05-31-2015 \$534.42
 07-31-2015 \$534.42

Tax Details:

	Land Val.	Improv Val.	Total Val.	Assessment Ratio	
Assessed:	\$8,300	\$68,100.00	\$76,400	0.95612456	
Fair Market:	\$8,700	\$71,200	\$79,900	0.029036821	
				School Credit:	\$140.51

Taxing Jurisdiction	2013 Net Tax	2014 Net Tax	% of Change
STATE OF WISCONSIN	\$13.10	\$13.53	3.3
La Crosse County	\$288.79	\$293.46	1.6
Local Municipality	\$935.03	\$935.03	0.0
LA CROSSE SCHOOL	\$856.56	\$849.43	-0.8
WTC	\$191.63	\$126.97	-33.7
Subtotal:	\$2,285.11	\$2,218.42	

Credits:

First Dollar Credit: \$80.72
 Lottery Credit: \$136.61

Additional Charges:

Interest: \$0.00
 Penalty: \$0.00
 Special Assessment: \$0.00
 Special Charges: \$0.00
 Special Delinquent: \$333.03
 Managed Forest: \$0.00
 Private Forest: \$0.00
 Total Woodlands: \$0.00

Grand Total: \$2,334.12

Payments & Transactions

Desc.	Rec. Date	Rec. #	Chk #	Total Paid	Post Date	Comment
Payment to Local Municipality	1/20/2015	395437	0	\$2,334.12	1/2015	
Totals:				\$2,334.12		

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

7/1/2015

View Parcel

Balance: \$0.00
1

La Crosse County Land Records Information
(Ver: 2016.5.26.0)

Site Disclaimer

DOCUMENT NO.

1123792

WARRANTY DEED

STATE BAR OF WISCONSIN FORM 2-1982

707383

THIS SPACE RESERVED FOR RECORDING DATA

Vol 1064 pg 542

RECORDED
AT 4:30 PM

OCT 3 1994

MARY C. HOLINKA

REGISTER OF DEEDS

La Crosse County, WI

RETURN TO

1000 #36

Tax Parcel No: 17-50028-120

Duane F. Kromke, a single person,

conveys and warrants to

Roger Zimmermann and Theresa Zimmermann

husband and wife, as survivorship marital property

**A/K/A ROGER B. ZIMMERMANN AND THERESA L. ZIMMERMANN

the following described real estate in La Crosse County,
State of Wisconsin:

Part of the Northwest quarter of the Southeast quarter (NW $\frac{1}{4}$ - SE $\frac{1}{4}$) of Section 8, Township 15 North, Range 7 West, described as follows: The South 38.00 feet of Lot Five (5) in Block Eighteen (18) of E. D. Clinton and Blackwell's Addition to the City of La Crosse (now vacated) lying Southwesterly of the Southwesterly right-of-way line of South Avenue.

TRANSFER
\$106.50
FEE

This IS ~~not~~ homestead property.
(is) (is not) ~~XX~~

Exception to warranties: Subject to easements and restrictions of record, though no republication is intended herein.

Dated this 30TH day of September, 1994

(SEAL)

Duane F. Kromke

(SEAL)

Duane F. Kromke

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Ray A. Sundet

SUNDET, SHEPHERD & ASSOCIATES

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

La Crosse

County

ss.

Personally came before me this 30TH day of September 1994 the above named Duane F. Kromke

to me known to be the person S who executed the foregoing instrument and acknowledge the same.

Notary Public, La Crosse County, Wis.
AMY J. VELASQUEZ

My Commission is permanent (its expiration date is APRIL 7, 1996)

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN

Wisconsin Legal Forms Co., Inc.

RECORDED
AT 4:30 PM

OCT 3 1994

MARY C. HOLINKA
REGISTER OF DEEDS
La Crosse County, WIWHEN RECORDED RETURN TO:
NORTH AMERICAN MORTGAGE COMPANY®
P. O. BOX 808031
PETALUMA, CA 94975-8031
DOC MANAGEMENT AU 742D

(Space Above This Line For Recording Data)

2000 # 36
372244-859

H01

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on SEPTEMBER 30TH,
1994. The mortgagor is ROGER R. ZIMMERMANN AND THERESA L. ZIMMERMANN HUSBAND AND WIFE

("Borrower"). This Security

Instrument is given to LEASON MORTGAGE

and existing under the laws of MINNESOTA, and whose address is which is organized
8960 SPRINGBROOK DRIVE, MINNEAPOLIS, MN 55433 ("Lender"). Borrower
owes Lender the principal sum of THIRTY THREE THOUSAND TWO HUNDRED FIFTY AND 00/100
Dollars (U.S. \$ 33,250.00). This debt is evidenced by Borrower's note
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid
earlier, due and payable on OCTOBER 01, 2024. This Security Instrument secures to Lender:(a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note;
(b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security
Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For
this purpose, Borrower does hereby mortgage, grant and convey to Lender, with power of sale, the following described
property located in LA CROSSE County, Wisconsin:PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4-SE
1/4) OF SECTION 8, TOWNSHIP 15 NORTH, RANGE 7 WEST, DESCRIBED AS
FOLLOWS: THE SOUTH 38.00 FEET OF LOT FIVE (5) IN BLOCK EIGHTEEN
(18) OF E.D. CLINTON AND BLACKWELL'S ADDITION TO THE CITY OF
LA CROSSE (NOW VACATED) LYING SOUTHWESTERLY OF THE SOUTHWESTERLY
RIGHT-OF-WAY LINE OF SOUTH AVENUE.which has the address of: 2636 SOUTH AVENUE LA CROSSE
(Street) (City)
Wisconsin 54601 ("Property Address");
(Zip Code)TOGETHER with all the improvements now or hereafter erected on the property, and all easements, appurtenances,
and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security
Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant
and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and
will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

WISCONSIN-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

FORM 3050 9/90

REA 3050
VERSION 1.0 (04/22/91)

Page 1 of 6 Initial

LS110W1A

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any prepayment and late charges due under the Note.

2. Funds for Taxes and Insurance. Subject to applicable law or to a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments are due under the Note, until the Note is paid in full, a sum ("Funds") for: (a) yearly taxes and assessments which may attain priority over this Security Instrument as a lien on the Property; (b) yearly leasehold payments or ground rents on the Property, if any; (c) yearly hazard or property insurance premiums; (d) yearly flood insurance premiums, if any; (e) yearly mortgage insurance premiums, if any; and (f) any sums payable by Borrower to Lender, in accordance with the provisions of paragraph 8, in lieu of the payment of mortgage insurance premiums. These items are called "Escrow Items." Lender may, at any time, collect and hold Funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Borrower's escrow account under the federal Real Estate Settlement Procedures Act of 1974 as amended from time to time, 12 U.S.C. § 2601 et seq. ("RESPA"), unless another law that applies to the Funds sets a lesser amount. If so, Lender may, at any time, collect and hold Funds in an amount not to exceed the lesser amount. Lender may estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is such an institution) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items. Lender may not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. However, Lender may require Borrower to pay a one-time charge for an independent real estate tax reporting service used by Lender in connection with this loan, unless applicable law provides otherwise. Unless an agreement is made or applicable law requires interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender may agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds, showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for all the sums secured by this Security Instrument.

If the Funds held by Lender exceed the amounts permitted to be held by applicable law, Lender shall account to Borrower for the excess Funds in accordance with the requirements of applicable law. If the amount of the Funds held by Lender at any time is not sufficient to pay the Escrow Items when due, Lender may so notify Borrower in writing, and, in such case Borrower shall pay to Lender the amount necessary to make up the deficiency. Borrower shall make up the deficiency in no more than twelve monthly payments, at Lender's sole discretion.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender. If, under paragraph 21, Lender shall acquire or sell the Property, Lender, prior to the acquisition or sale of the Property, shall apply any funds held by Lender at the time of acquisition or sale as a credit against the sums secured by this Security Instrument.

3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to any prepayment charges due under the Note; second, to amounts payable under paragraph 2; third, to interest due; fourth, to principal due; and last, to any late charges due under the Note.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. Borrower shall pay these obligations in the manner provided in paragraph 2, or if not paid in that manner, Borrower shall pay them on time directly to the person owed payment. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower makes these payments directly, Borrower shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard or Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 7.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender.

Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged; if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 21 the Property is acquired by Lender, Borrower's right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. **Occupancy, Preservation, Maintenance and Protection of the Property.** Borrower's Loan Application, Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall not destroy, damage or impair the Property; allow the Property to deteriorate; or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in Paragraph 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

8. **Mortgage Insurance.** If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower shall pay the premiums required to maintain the mortgage insurance in effect. If, for any reason, the mortgage insurance coverage required by Lender lapses or ceases to be in effect, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the mortgage insurance previously in effect; at a cost substantially equivalent to the cost to Borrower of the mortgage insurance previously in effect, from an alternate mortgage insurer approved by Lender. If substantially equivalent mortgage insurance coverage is not available, Borrower shall pay to Lender each month a sum equal to one-twelfth of the yearly mortgage insurance premium being paid by Borrower when the insurance coverage lapsed or ceased to be in effect. Lender will accept, use and retain these payments as a loss reserve in lieu of mortgage insurance. Loss reserve payments may no longer be required; at the option of Lender, if mortgage insurance coverage (in the amount and for the period that Lender requires) provided by an insurer approved by Lender again becomes available and is obtained. Borrower shall pay the premiums required to maintain mortgage insurance in effect; or to provide a loss reserve, until the requirement for mortgage insurance ends in accordance with any written agreement between Borrower and Lender or applicable law.

9. **Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

10. **Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument; whether or not then due, with any excess paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the

total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 17. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Loan Charges. If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

14. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

15. Governing Law; Severability. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the

obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 17.

19. **Sale of Note; Change of Loan Servicer.** The Note or a partial interest in the Note (together with this Security Instrument) may be sold one or more times without prior notice to Borrower. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Note and this Security Instrument. There also may be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change in accordance with paragraph 14 above and applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any other information required by applicable law.

20. **Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 20, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 20, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall give notice of sale in the manner prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. Lender shall publish the notice of sale, and the Property shall be sold in the manner prescribed by applicable law. Lender or its designee may purchase the Property at any sale. The proceeds of the sale shall be applied in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the clerk of the circuit court of the county in which the sale is held.

22. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

23. **Accelerated Redemption periods.** If (a) the Property is 20 acres or less in size, (b) Lender in an action to foreclose this Security Instrument waives all right to a judgment for deficiency and (c) Lender consents to Borrower's remaining in possession of the Property, then the sale of the Property may be 6 months from the date the judgment is entered if the Property is owner-occupied at the time of the commencement of the foreclosure action. If conditions (b) and (c) above are met and the Property is not owner-occupied at the time of the commencement of the foreclosure action, then the sale of the Property may be 3 months from the date the judgment is entered. In any event, if the Property has been abandoned, then the sale of the Property may be 2 months from the date the judgment is entered.


24. **Attorneys' Fees.** If this Security Instrument is subject to Chapter 428 of the Wisconsin Statutes, "reasonable attorneys' fees" shall mean only those attorneys' fees allowed by that Chapter.

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

☐ Adjustable Rate Rider ☐ Condominium Rider ☐ 1-4 Family Rider
☐ Graduated Payment Rider ☐ Planned Unit Development Rider ☐ Biweekly Payment Rider
☐ Balloon Rider ☐ Rate Improvement Rider ☐ Second Home Rider
☐ Other(s) [specify] _____

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

 (Seal)
ROGER R. ZIMMERMANN Borrower

Theresa L. Zimmerman (Seal)
Borrower

Borrower

(Seal)
Borrower

[Space Below This Line For Acknowledgment]

STATE OF WISCONSIN LA CROSSE County ss:

On this 30TH day of SEPTEMBER, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared ROGER R. & THERESA L. ZIMMERMAN (known to me) (or proved to me on the basis of satisfactory evidence) to be the said person(s) whose name(s) ARE subscribed to the foregoing instrument and acknowledged that THEY executed the same.

WITNESS my hand and official seal.

(Reserved for official seal)

Signature:

AMY J. VELASQUEZ

Name (typed or printed) _____

My commission expires: APRIL 7, 1996

1125128

708656 VOL 1067 PAGE 332

Assignment Of Mortgage

707384

RECORDED
AT 11:30 A.M.

NOV 1 1994

MARY C. HOLINKA
REGISTER OF DEEDS
La Crosse County, WI

Date: SEPTEMBER 30, 1994

(reserved for recording data) *#36 1000*

FOR VALUABLE CONSIDERATION, LEASON MORTGAGE

a CORPORATION under the laws of MINNESOTA
Assignor (whether one or more), hereby sells, assigns and transfers to
NORTH AMERICAN MORTGAGE COMPANY
Assignee (whether one or more), the Assignor's interest in the Mortgage dated SEPTEMBER 30, 1994
executed by ROGER R. ZIMMERMANN AND THERESA L. ZIMMERMANN

as Mortgagor, to LEASON MORTGAGE
as Mortgagee, and filed for record OCTOBER 3, 1994, as Document Number 1123793
(or in Book 1064 of RECORDS Page 543), in the Office of the (County Recorder)
(Registrar of Titles) of LA CROSSE COUNTY WISC. XXXXX MINNESOTA, together with all right and interest
in the note and obligations therein specified and the debt thereby secured. Assignor covenants with Assignee, its
successors and assigns, that there is still due and unpaid of the debt secured by the Mortgage the sum of
THIRTY THREE THOUSAND TWO HUNDRED FIFTY & 00/100

SEPTEMBER 30, 1994 and that Assignor has good right to sell, assign and transfer the same.
PART OF THE NW¼-SE¼ OF SECTION 8, TOWNSHIP 15
NORTH, RANGE 7 WEST, DESCRIBED AS FOLLOWS: THE ASSIGNOR
SOUTH 38 FEET OF LOT 5 IN BLOCK 18 OF E.D. LEASON MORTGAGE
CLINTON AND BLACKWELL'S ADDITION TO THE CITY
OF LA CROSSE (NOW VACATED) LYING SOUTHWESTERLY By *Curtis M. Leason*
OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH Its *President*
AVENUE. By
Its

STATE OF MINNESOTA
COUNTY OF HENNEPIN ss.

The foregoing instrument was acknowledged before me this 30TH day of SEPTEMBER, 1994
by CURTIS M. LEASON and
the PRESIDENT and
of LEASON MORTGAGE, a CORPORATION
under the laws of MINNESOTA, on behalf of the CORPORATION

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

North American Mortgage Company®
7760 France Avenue South, Suite 320
Bloomington, MN 55435
(612) 844-9088

Gwen O'Hara
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

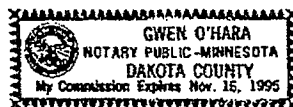


EXHIBIT "A"

JOB # 465 2501
LOAN # 0016302259

The land referred to in the policy is situated in the County of La Crosse, State of Wisconsin and described as follows:

Part of the Northwest quarter of the Southeast quarter (NW 1/4-SE 1/4) of Section 8, Township 15 North, Range 7 West, described as follows: The South 38.00 feet of Lot Five (5) in Block Eighteen (18) of E.D. Clinton and Blackwell's Addition to the City of La Crosse (now vacated) lying Southwesterly of the Southwesterly right-of-way line of South Avenue.

1177051

759641

RECORDED

[1187 PAGE 847]

AT 12:30 P. M.

This document prepared by:
NORTH AMERICAN MORTGAGE COMPANY
3883 AIRWAY DRIVE
SANTA ROSA, CA 95403

ASSGN 707384

Record and Return to:
GE Capital Mortgage Services, Inc.
P.O. Box 66982
St. Louis, MO 63166-6982

ES, INC.

++

Above This Line For Recording Data)

372244-638
16302259

ASSIGNMENT OF MORTGAGE

POOL# CD38278787

\$ 33,250.00
Original Mortgage Amount

FOR VALUE RECEIVED NORTH AMERICAN MORTGAGE COMPANY
A DELAWARE CORPORATION ("Assignor"), hereby sells and transfers unto
GE CAPITAL MORTGAGE SERVICES, INC.
A NEW JERSEY CORPORATION

that certain

Mortgage dated 9/30/94, executed by
ZIMMERMAN ROGER R
ZIMMERMAN THERESA L
in the Office of Register of Deeds of LA CROSSE County,
State of WISCONSIN, in Real/Volume 1064 of
Records/Mortgages on Image/Page 543, and is designated as Document
Number 1123743, covering the following described property:
Recorded on 10/3/94 PN# 1750028120
See Attached Legal Description

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed by
its duly authorized officers this 23-Dec-1996.

NORTH AMERICAN MORTGAGE COMPANY
A DELAWARE CORPORATION

STATE OF CALIFORNIA
COUNTY OF SONOMA

BY: J. Montano
J. MONTANO
ASSISTANT VICE PRESIDENT

SS.

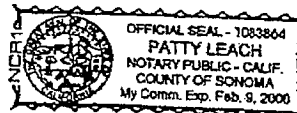
On December 23, 1996, before me, PATTY LEACH a Notary Public,
personally appeared J. MONTANO
personally known to me (or proved to me on the basis of satisfactory evidence)
to me the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Patty Leach

(seal)

Prepared by: Patty Leach
North American Mortgage Company
981 Airway Court, Suite C
Santa Rosa, CA 95403
Signature: Patty Leach



PAGE 1

ASSIGNMENT of MORTGAGE

Pool 0 Index:
Loan Number: 0016302259

465_2501

STATE OF WISCONSIN
COUNTY OF LA CROSSE

01-18555

KNOW ALL MEN BY THESE PRESENTS:

That GE MORTGAGE SERVICES LLC, F/K/A GE CAPITAL MORTGAGE SERVICES INC. ('Assignor') acting herein by and through a duly authorized officer, the owner and holder of one certain promissory note executed by ROGER R. ZIMMERMANN AND THERESA L. ZIMMERMANN ('Borrower(s)') secured by a Mortgage therewith executed by Borrower(s) for the benefit of the holder of the said note, which Mortgage was recorded on the lot(s), or parcel(s) of land described therein situated and recorded in the County of La Crosse, State of Wisconsin:

1420562

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
05/09/2005 01:57PM

REC FEE: 13.00
TRANSFER FEE:
EXEMPT #:

PAGES: 2

#300

PREPARED BY: SMI
RECORDING REQUESTED BY
/AFTER RECORDING RETURN TO:

Stewart Mortgage Information
Attn. Sherry Doza
P.O. Box 540817
Houston, Texas 77254-0817
Tel. (800) 795-5263



Recording Ref: Instrument/Document No. 1123793Book 1064, Page No. 543

For and in consideration of the sum of Ten and No/100 dollars (\$10.00), and other good valuable and sufficient consideration paid, the receipt of which is hereby acknowledged, does hereby transfer and assign, set over and deliver unto WELLS FARGO BANK, N.A. (Assignee), all beneficial interest in and to title to said Mortgage, together with the note and all other liens against said property securing the payment thereof, and all title held by the undersigned in and to said land.

SEE EXHIBIT 'A'

TO HAVE AND TO HOLD unto said Assignee said above described Mortgage and note, together with all and singular the liens, rights, equities, title and estate in said real estate therein described securing the payment thereof, or otherwise.

Executed this the 23rd day of February A.D. 2005.

GE MORTGAGE SERVICES LLC, F/K/A GE CAPITAL
MORTGAGE SERVICES INC.

By: _____

SHERRY DOZA
VICE PRESIDENT

THE STATE OF TEXAS
COUNTY OF HARRIS

On this the 23rd day of February A.D. 2005, before me, a Notary Public, appeared SHERRY DOZA to me personally known, who being by me duly sworn, did say that (s)he is the VICE PRESIDENT of GE MORTGAGE SERVICES LLC, F/K/A GE CAPITAL MORTGAGE SERVICES INC., and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said SHERRY DOZA acknowledged said instrument to be the free act and deed of said corporation.

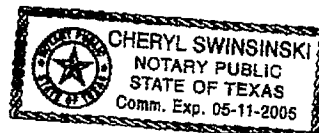
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Assignee's Address:
1 HOME CAMPUS
DES MOINES, IA 50328

Prepared by:
SMI

Sherry Doza

Assignor's Address:
6601 SIX FORKS ROAD
RALEIGH, NC 27615-6520





DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use For Consumer or Business Transactions)

Roger & Theresa Zimmermann
Husband & Wife

("Mortgagor,"

whether one or more) mortgages, conveys, assigns, grants a security interest in and warrants to
Riverside Finance, Inc. 605 2nd Ave.

S #120 Onalaska, WI 54650 ("Lender")

In consideration of the sum of seven thousand nine hundred
thirty-six 35/100 Dollars

(\$ 7,936.35), loaned or to be loaned to
Roger & Theresa Zimmerman

("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or agreement(s) dated 11/30/07, the real estate described below, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits, all claims, awards and payments made as a result of the exercise of the right of eminent domain, and all existing and future improvements and fixtures (all called the "Property") to secure the Obligations described in paragraph 5 on the reverse side, including, but not limited to, repayment of the sum stated above plus certain other debts, obligations and liabilities arising out of past, present and future credit granted by Lender. **SINCE THIS MORTGAGE SECURES ALL OBLIGATIONS DESCRIBED IN PARAGRAPH 5 ON THE REVERSE SIDE, IT IS ACKNOWLEDGED AND AGREED THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.**

☐ If checked here, and not in limitation of paragraph 5 on the reverse side, this Mortgage is also given to secure all sums advanced and re-advanced to Borrower from time to time under the revolving credit agreement between Borrower and Lender described above.

1. Description of Property. (This Property ~~is~~ is the homestead of Mortgagor.)

Part of the Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of section 8, Township 15 North, Range 7 West, Described as follows: The South 38.00 feet of Lot Five (5) in Block Eighteen (18) of E.D Clinton and Blackwell's Addition to the city of LaCrosse (now vacated) lying Southwesterly of the Southwesterly right-of-way line of South Avenue.

- ☐ If checked here, description continues or appears on attached sheet(s).
☐ If checked here, this Mortgage is a construction mortgage.
☐ If checked here, Condominium Rider is attached.

2. Title. Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and

3. Escrow. Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a) on the reverse side.

4. Additional Provisions. Mortgagor agrees to the Additional Provisions on the reverse side, which are incorporated in this Mortgage. The undersigned acknowledges receipt of an exact copy of this Mortgage.

NOTICE TO CUSTOMER IN A TRANSACTION GOVERNED BY THE WISCONSIN CONSUMER ACT
(a) DO NOT SIGN THIS BEFORE YOU READ THE WRITING ON THE REVERSE SIDE, EVEN IF OTHERWISE ADVISED.
(b) DO NOT SIGN THIS IF IT CONTAINS ANY BLANK SPACES.
(c) YOU ARE ENTITLED TO AN EXACT COPY OF ANY AGREEMENT YOU SIGN.
(d) YOU HAVE THE RIGHT AT ANY TIME TO PAY IN ADVANCE THE UNPAID BALANCE DUE UNDER THIS AGREEMENT AND YOU MAY BE ENTITLED TO A PARTIAL REFUND OF THE FINANCE CHARGE.

Signed and Sealed 11/30/07

(Date)

(SEAL)

(Type of Organization)

By:

(Title)

By:

(Title)

[Signature]
Roger Zimmermann

(SEAL)

[Signature]
Theresa Zimmermann

(SEAL)

Theresa Zimmermann

(SEAL)

AUTHENTICATION

Signatures of

authenticated this _____ day of _____

Title: Member State Bar of Wisconsin or
authorized under § 706.06, Wis. Stats.

This instrument was drafted by

Kathy Mangler

*Type or print name signed above.

ACKNOWLEDGEMENT

STATE OF WISCONSIN

County of LaCrosse } ss.This instrument was acknowledged before me on 11/30/07by Roger & Theresa Zimmermann

(Name(s) of person(s))

as

(Type of authority, e.g., officer, trustee)

of

(Name of party on behalf of whom instrument was acknowledged)

Daniel J Stevens

Notary Public, Wisconsin

My Commission (Expires)(Is) 11-13-11

1491153

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
12/04/2007 02:02PM

REC FEE: 13.00
TRANSFER FEE:
EXEMPT #:

PAGES: 2

Recording Area

Name and Return Address

Riverside Finance, Inc
605 2nd Ave. S. #120
Onalaska, WI 54650

17-50028-120

Parcel Identifier No.

ADDITIONAL PROVISIONS

8. **Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagee shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

6. **Taxes.** To the extent not paid to Lender under paragraph 5(a), Lender shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

[illegible]

8. **Mortgagor's Covenants.** Mortgagor covenants:

8. **Mortgagor's Covenants.** Mortgagor covenants:

(a) **Escrow.** If an escrow is required by Lender, to pay Lender sufficient funds, at such times as Lender designates, to pay when due (1) the estimated annual real estate taxes and assessments on the Property, (2) all property and hazard insurance premiums, (3) flood insurance premiums, if any, (4) if payments owed under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance, and (5) other items agreed to be included in the escrow. Lender may, at any time, collect and hold such escrow funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Mortgagor's escrow account under the federal Real Estate Settlement Procedures Act of 1974, amended from time to time, if applicable. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures and due as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the insurance premiums due, as otherwise required by law, Lender shall account to Mortgagor for the excess escrowed funds in a manner determined by Lender or as otherwise required by applicable law. If the escrowed funds held by Lender at any time are not sufficient to pay the escrow account items when due, Lender may notify Mortgagor in writing, and Mortgagor shall pay to Lender the amount necessary to make up the deficiency in a manner determined by Lender or as otherwise required by applicable law;

shall pay to Lender the amount necessary to make up the deficiency in a lump sum determined by Lender or its otherwise required appraiser.

(b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements

(d) **Other Mortgages.** To perform all of Mortgagor's obligations and duties under any other mortgage or security agreement on the Property and any obligation to pay secured by such a mortgage or security agreement;

(e) **Waste.** Not to commit waste or permit waste to be committed upon the Property;

(f) **Conveyance.** Not to sell, assign, lease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Lender and, without notice to Mortgagee, Lender may deal with any transferee as to its interest in the same manner as with Mortgagee, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;

discharging the liability of Mortgagor under this Mortgage of the Conga

(g) **Alteration or Removal.** Not to remove, demolish or materially alter any portion of the Property, without Lender's prior written consent; and if removal or alteration of the fixture is promptly replaced with another fixture of at least equal value;

(h) **Condemnation.** To pay to Lender all compensation received by Lender as a result of the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part. The compensation shall be applied in such manner as Lender may determine in its sole discretion to the highest order of its maturities (without penalty for prepayment);

(i) **Inspection.** Lender and its authorized representatives may enter the Property at reasonable times to inspect it, and at Lender's option to repair or restore the Property and to conduct environmental assessments and audits of the Property;

(D) **Laws.** To comply with all laws, ordinances and regulations affecting the Property; and

(k) **Subrogation.** That Lender is subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the proceeds of the note(s) or agreement(s) identified on the reverse side.

[illegible][illegible]

11. **Default; Acceleration; Remedies.** If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgagor fails timely to observe or perform any of Mortgagor's covenants or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable unless notice to Mortgagor or Borrower and an opportunity to cure are required by § 425.105, Wis. Stats., if applicable, or the document evidencing the Obligation and, in that event, the Obligation will become due and payable if the default is not cured as provided in that statute or the document evidencing the Obligation or as otherwise provided by law. If Lender exercises its option to accelerate, the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required under this Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available at law or equity.

10. Waiver. Lender may waive any default without waiving any other subsequent or prior default by Mortgagor.

12. **Waiver.** Lender may waive any default without waiving any other subsequent or prior default by Borrower.

14. Assignment of Rents and Leases. Mortgagee conveys, assigns and transfers to Lender, as additional security for the Obligations, all leases of all or any part of the Property, whether oral or written, now or hereafter entered into by Mortgagee, together with any and all extensions and renewals of any leases, and all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Until the occurrence of an event of default under this Mortgage or any Obligation, Mortgagee has a license to collect the rents, issues and profits (the "Rents") from the Property. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, upon or at any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11 above, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagee to collect the Rents shall automatically and immediately terminate and Mortgagee shall hold all Rents paid to Mortgagee thereafter in trust for the use and benefit of Lender, and Lender may, at its option, without any further notice, either in person or by agent, with or without taking possession of or entering the Property, with or without bringing any action or proceeding, or by a receiver to be appointed by a court, collect all of the Rents payable under the leases, enforce the payment of the Rents and exercise all of the rights of Mortgagee under the leases and all of the rights of Lender under this Mortgage. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, this assignment shall be enforceable and Lender shall be entitled to take any action to enforce the assignment (including notice to the tenants to pay directly to Lender or the commencement of a foreclosure action) without seeking or obtaining the appointment of a receiver or possession of the Property. Any entering upon and taking possession of the Property, any collection of Rents, and any application of Rents as allowed by this Mortgage shall not constitute a waiver, modify or affect notice of default under this Mortgage or invalidate any act done pursuant to such notice, and not in any way operate to prevent Lender from pursuing any other remedy which it now or hereafter may have under the terms or conditions of this Mortgage, any document evidencing any Obligation or any other instrument securing the Obligations.

[illegible]

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-to-four family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Mortgagor agrees to the provisions of §846.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less six months after a foreclosure judgment is entered. If the Property is other than a one-to-four family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt charitable organization, Mortgagor agrees to the provisions of §846.103, Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

17. Expenses. To the extent not prohibited by the Wisconsin Consumer Act or Chapter 429, Wisconsin Statutes, if applicable, Mortgagor shall pay all reasonable costs and expenses before and after judgment, including without limitation, attorneys' fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining title evidence incurred by Lender in protecting or enforcing its rights under this Mortgage.

18. **Successors and Assigns.** The obligations of all Mortgages are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective heirs, personal representatives, successors and assigns.

19. **Interpretation.** The validity, construction and enforcement of this Mortgage are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. All references in this Mortgage to sections of the Wisconsin Statutes are to those sections as they may be renumbered from time to time. Invalidity of any provision of this Mortgage will not affect the validity of any other provision. This Mortgage is intended by Mortgagor and Lender as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this Mortgage. This Mortgage may not be supplemented or modified except in writing.

Wisconsin Circuit Court Access (WCCA)
Franciscan Skemp Healthcare vs. Theresa & Roger Zimmerman
La Crosse County Case Number 2005SC001176

Filing Date	Case Type	Case Status
05-23-2005	Small Claims	Closed
Class Code Description	Responsible Official	
Sm Claim, Claim Under \$ Limit	Montabon, Dennis G.	
Branch Id		
3		

Parties

Party Type	Party Name	Party Status
Plaintiff	Franciscan Skemp Healthcare	
Defendant	Zimmerman, Theresa	
Defendant	Zimmerman, Roger	
Garnishee	City of LaCrosse Municipal Transit Utility	

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount	Satisfaction	Judgment Status	Satis. Date
Judgment for money	Zimmerman, Theresa	Yes	\$ 4,802.71	No		

Party Details

Franciscan Skemp Healthcare - Plaintiff

Date of Birth	Sex	Race¹
Address		Address Updated On
700 West Ave, LaCrosse, WI 54601		06-01-2005
Party Attorney(s)		
Attorney Name GAL Entered		
Dunn, Daniel E No 05-23-2005		

Zimmerman, Theresa - Defendant

Date of Birth	Sex	Race¹
----------------------	------------	-------------------------

Address

2636 South Ave, LaCrosse, WI 54601

Address Updated On

06-01-2005

Zimmerman, Roger - Defendant**Date of Birth****Sex****Race¹****Address**

2636 South Ave, LaCrosse, WI 54601

Address Updated On

06-01-2005

City of LaCrosse Municipal Transit Utility - Garnishee**Date of Birth****Sex****Race¹****Address**

400 La Crosse Street, Attn: Gary Miller, La Crosse, WI 54601

Address Updated On

08-05-2005

Judgment for money**County****Case Number****Case Caption**

La Crosse

2005SC001176

Franciscan Skemp Healthcare vs. Theresa & Roger Zimmerman

Judgment/Lien Date**Total Amount****Warrant Number**

06-17-2005

\$ 4,802.71

**Date and Time
Docketed****Service/Event
Date**

07-01-2005 at 10:30 am

Satisfaction**Judgment Status****Date****Type Of Tax**

No

Property/Remarks**Judgment Parties****Party
Type****Name****Dismissed Status Address****Attorney
Name**

Creditor

Franciscan Skemp
Healthcare

No

Active

700 West Ave, LaCrosse, WI
54601Dunn, Daniel
E.

Debtor

Zimmerman, Roger

No

Active

2636 South Ave, LaCrosse, WI
54601

Debtor

Zimmerman, Theresa

No

Active

2636 South Ave, LaCrosse, WI
54601**Costs / Amounts****Description****Amount**

Attorney fee

\$ 150.00

Docketing fee

\$ 5.00

Judgment amount

\$ 4,563.71

Case Details for 2005SC001176 in La Crosse County

Service	\$ 2.00
Small claims filing fee	\$ 82.00

- 1 The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.
- 2 Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

Wisconsin Circuit Court Access (WCCA)
Gundersen Clinic vs. Theresa & Roger Zimmerman
La Crosse County Case Number 2006SC002353

Filing Date	Case Type	Case Status
10-09-2006	Small Claims	Closed
Class Code Description	Responsible Official	
Sm Claim, Claim Under \$ Limit	Perlich, John J.	
Branch Id		
4		

Parties

Party Type	Party Name	Party Status
Plaintiff	Gundersen Clinic	
Defendant	Zimmerman, Theresa	
Defendant	Aimmerman, Roger	

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount	Satisfaction	Judgment Status	Satis. Date
Judgment for money	Zimmerman, Theresa	Yes	\$ 474.00	No		

Party Details

Gundersen Clinic - Plaintiff

Date of Birth	Sex	Race¹
Address	Address Updated On	
P O Box 3219, La Crosse, WI 54602-3219	10-10-2006	
Party Attorney(s)		
Attorney Name GAL Entered		
Dunn, Daniel E No 10-09-2006		

Zimmerman, Theresa - Defendant

Date of Birth	Sex	Race¹
Address	Address Updated On	

2636 South Ave, La Crosse, WI 54601-6326

10-10-2006

Aimmerman, Roger - Defendant**Date of Birth****Sex****Race¹****Address****Address Updated On**

2636 South Ave, La Crosse, WI 54601-6326

10-10-2006

Judgment for money

County	Case Number	Case Caption
La Crosse	2006SC002353	Gundersen Clinic vs. Theresa & Roger Zimmerman
Judgment/Lien Date	Total Amount	Warrant Number
11-17-2006	\$ 474.00	
Date and Time Docketed	Service/Event Date	
11-30-2006 at 10:30 am		

Satisfaction**Judgment Status****Date****Type Of Tax**

No

Property/Remarks**Judgment Parties**

Party Type	Name	Dismissed	Status	Address	Attorney Name
Debtor	Aimmerman, Roger	No	Active	2636 South Ave, La Crosse, WI 54601-6326	
Creditor	Gundersen Clinic	No	Active	P O Box 3219, La Crosse, WI 54602-3219	Dunn, Daniel E.
Debtor	Zimmerman, Theresa	No	Active	2636 South Ave, La Crosse, WI 54601-6326	

Costs / Amounts

Description	Amount
Attorney fee	\$ 50.00
Docketing fee	\$ 5.00
Judgment amount	\$ 332.00
Service	\$ 2.00
Small claims filing fee	\$ 85.00

1 The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.

2 Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

Wisconsin Circuit Court Access (WCCA)
Unifund CCR Partners vs. Theresa L Zimmerman
La Crosse County Case Number 2008SC000231

Filing Date	Case Type	Case Status
01-24-2008	Small Claims	Closed
Class Code Description	Responsible Official	
Sm Claim, Claim Under \$ Limit	Bjerke, Todd W	
Branch Id		
3		

Parties

Party Type	Party Name	Party Status
Plaintiff	Unifund CCR Partners	
Defendant	Zimmerman, Theresa L	

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount	Satisfaction	Judgment Status	Satis. Date
Judgment for money	Zimmerman, Theresa L	No	\$ 1,321.14	No		

Party Details

Unifund CCR Partners - Plaintiff

Date of Birth	Sex	Race¹
Address	Address Updated On	
10625 Techwoods Circle, assignee of Palisades, Cincinnati, OH 45242	01-24-2008	
Party Attorney(s)		
Attorney Name GAL Entered		
Tilleson, Joel No 01-24-2008		

Zimmerman, Theresa L - Defendant

Date of Birth	Sex	Race¹
Address	Address Updated On	
2636 South Ave, La Crosse, WI 54601	01-24-2008	

Judgment for money

County	Case Number	Case Caption
La Crosse	2008SC000231	Unifund CCR Partners vs. Theresa L Zimmerman
Judgment/Lien Date	Total Amount	Warrant Number
02-18-2008	\$ 1,321.14	
Date and Time Docketed	Service/Event Date	
03-10-2008 at 02:26 pm		

Satisfaction	Judgment Status	Date	Type Of Tax
No			

Property/Remarks**Judgment Parties**

Party Type	Name	Dismissed	Status	Address	Attorney Name
Creditor	Unifund CCR Partners	No	Active	10625 Techwoods Circle, assignee of Palisades, Cincinnati, OH 45242	Tilleson, Joel
Debtor	Zimmerman, Theresa L	No	Active	2636 South Ave, La Crosse, WI 54601	

Costs / Amounts

Description	Amount
Attorney fee	\$ 150.00
Docketing fee	\$ 5.00
Judgment amount	\$ 1,019.14
Service	\$ 60.00
Service	\$ 2.00
Small claims filing fee	\$ 85.00

- 1 The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.
- 2 Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

Wisconsin Circuit Court Access (WCCA)
Franciscan Skemp Healthcare vs. Theresa & Roger Zimmerman
La Crosse County Case Number 2010SC000405

Filing Date	Case Type	Case Status
02-15-2010	Small Claims	Closed
Class Code Description	Responsible Official	
Sm Claim, Claim Under \$ Limit	Gonzalez, Ramona A.	
Branch Id		
1		

Parties

Party Type	Party Name	Party Status
Plaintiff	Franciscan Skemp Healthcare	
Defendant	Zimmerman, Theresa	
Defendant	Zimmerman, Roger	
Garnishee	Flair Hairstyling	

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount	Satisfaction	Judgment Status	Satis. Date
Judgment for money	Zimmerman, Theresa	Yes	\$ 2,140.02	No		

Party Details

Franciscan Skemp Healthcare - Plaintiff

Date of Birth	Sex	Race¹
Address	Address Updated On	
PO Box 3219, La Crosse, WI 54602-3219	02-17-2010	
Party Attorney(s)		
Attorney Name GAL Entered		
Dunn, Daniel E No 02-15-2010		

Zimmerman, Theresa - Defendant

Date of Birth	Sex	Race¹
----------------------	------------	-------------------------

Address

2636 South Ave, La Crosse, WI 54601-6326

Address Updated On

02-17-2010

Zimmerman, Roger - Defendant**Date of Birth****Sex****Race¹****Address**

2636 South Ave, La Crosse, WI 54601-6326

Address Updated On

02-17-2010

Flair Hairstyling - Garnishee**Date of Birth****Sex****Race¹****Address**

2412 State Road, La Crosse, WI 54601

Address Updated On

04-19-2010

Judgment for money**County**

La Crosse

Case Number

2010SC000405

Case Caption

Franciscan Skemp Healthcare vs. Theresa & Roger Zimmerman

Judgment/Lien Date

03-05-2010

Total Amount

\$ 2,140.02

Warrant Number**Date and Time****Docketed**

03-22-2010 at 10:24 am

Service/Event**Date****Satisfaction**

No

Judgment Status**Date****Type Of Tax****Property/Remarks****Judgment Parties****Party Type****Name****Dismissed Status Address****Attorney Name**

Creditor	Franciscan Skemp Healthcare	No	Active	PO Box 3219, La Crosse, WI 54602-3219	Dunn, Daniel E.
Debtor	Zimmerman, Roger	No	Active	2636 South Ave, La Crosse, WI 54601-6326	
Debtor	Zimmerman, Theresa	No	Active	2636 South Ave, La Crosse, WI 54601-6326	

Costs / Amounts**Description****Amount**

Attorney fee	\$ 150.00
Docketing fee	\$ 5.00
Judgment amount	\$ 1,888.52

Service	\$ 2.00
Small claims filing fee	\$ 94.50

- 1 The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.
- 2 Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

Wisconsin Circuit Court Access (WCCA)
Dennis Priebe Plumbing vs. Roger Zimmerman
La Crosse County Case Number 2012SC000056

Filing Date	Case Type	Case Status
01-06-2012	Small Claims	Closed
Class Code Description	Responsible Official	
Sm Claim, Claim Under \$ Limit	Pasell, Dale	
Branch Id		
5		

Parties

Party Type	Party Name	Party Status
Plaintiff	Dennis Priebe Plumbing	
Defendant	Zimmerman, Roger	

Civil Judgment(s)

Type	Debtor Name	Multiple Debtors	Amount	Satisfaction	Judgment Status	Satis. Date
Judgment for money	Zimmerman, Roger	No	\$ 701.82	No		

Party Details

Dennis Priebe Plumbing - Plaintiff

Date of Birth	Sex	Race¹
Address	Address Updated On	
PO Box 643, Holmen, WI 54636	01-06-2012	

Zimmerman, Roger - Defendant

Date of Birth	Sex	Race¹
Address	Address Updated On	
2636 South Ave, La Crosse, WI 54601	01-06-2012	

Judgment for money

County	Case Number	Case Caption
La Crosse	2012SC000056	Dennis Priebe Plumbing vs. Roger Zimmerman
Judgment/Lien Date	Total Amount	Warrant Number
01-20-2012	\$ 701.82	
Date and Time Docketed	Service/Event Date	
01-20-2012 at 11:03 am		

Satisfaction	Judgment Status	Date	Type Of Tax
No			

Property/Remarks

Judgment Parties

Party Type	Name	Dismissed	Status	Address
Creditor	Dennis Priebe Plumbing	No	Active	PO Box 643, Holmen, WI 54636
Debtor	Zimmerman, Roger	No	Active	2636 South Ave, La Crosse, WI 54601

Costs / Amounts

Description	Amount
Docketing fee	\$ 5.00
Judgment amount	\$ 600.32
Service	\$ 2.00
Small claims filing fee	\$ 94.50

- 1 The designation listed in the Race field is subjective. It is provided to the court by the agency that filed the case.
- 2 Non-Court activities do not require personal court appearances. For questions regarding which court type activities require court appearances, please contact the Clerk of Circuit Court in the county where the case originated.

