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R. O. No. 58 - 22 - 23. By CITY CLERK. September 6, 2022.

Submitting a Summons and Complaint in the matter of Phyllis Dergantz et al. vs. Tammy Angel et al.

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CITY CLERK

**STATE OF WISCONSIN****CIRCUIT COURT****SHEBOYGAN**

Phyllis Dergantz et al vs. Tammy Angel et al

**Electronic Filing  
Notice**

Case No. 2022CV000439

Class Code: Foreclosure of Mortgage

AUG 24 2022

FILED

08-22-2022

Sheboygan County

Clerk of Circuit Court

2022CV000439

Honorable Rebecca L.  
Persick

Branch 4

CITY OF SHEBOYGAN  
828 CENTER AVE.  
SHEBOYGAN WI 53081Process Server  
Date: 8/24/22 Time: 3:38 am/pm  
☐ Personal ☐ Substitute  
☐ Posted ☒ Corporate

Case number 2022CV000439 was electronically filed with/converted by the Sheboygan County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a \$20.00 fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

**Pro Se opt-in code: c4f160**

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 920-459-3068.

Sheboygan County Circuit Court  
Date: August 22, 2022

FILED  
08-22-2022  
Sheboygan County  
Clerk of Circuit Court  
2022CV000439  
Honorable Rebecca L.  
Persick  
Branch 4

STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

and

ELVIRA HEINEMANN  
3321 N. 11<sup>th</sup> Street  
Sheboygan, WI 53083,

Foreclosure of Mortgage  
Code: 30404

and

EDWARD J. RITGER d/b/a RITGER LAW OFFICE  
675 Wolf Road  
P.O. Box 371  
Random Lake, WI 53075,

and

ESTATE OF ROBERT J. HEINEMANN  
c/o PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

Plaintiffs,

vs.

TAMMY ANGEL  
1523 Washington Avenue  
Sheboygan WI 53081,

and

SUZAN KNABE  
270 Chamomile Drive  
Henderson, NV 89015;

and

FILED  
08-22-2022  
Sheboygan County  
Clerk of Circuit Court  
2022CV000439  
Honorable Rebecca L.  
Persick  
Branch 4

SHEBOYGAN COUNTY TREASURER  
508 N. 6<sup>th</sup> Street, Room 109, First Floor  
Sheboygan, WI 53081,

and

CITY OF SHEBOYGAN  
828 Center Avenue  
Sheboygan, WI 53081,

and

WURTZ ROTH & BASLER SC  
641 Riverfront Drive, Suite 201  
Sheboygan, WI 53081,

and

AURORA HEALTHCARE CENTRAL INC.  
and AURORA MEDICAL GROUP  
P.O. Box 343910  
3301 W. Forest Home Avenue  
Milwaukee, WI 53234,

and

THOMAS BADTKE  
1523 Washington Avenue  
Sheboygan, WI 53081,

and

DANIELLE BROOKS  
1523 Washington Avenue  
Sheboygan, WI 53081,

Defendants.

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SUMMONS

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**THE STATE OF WISCONSIN TO THE PERSON NAMED ABOVE AS A DEFENDANT:**

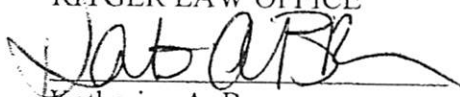
You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this Summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the Court, whose address is Sheboygan Courthouse, 615 N 6<sup>th</sup> Street, Sheboygan, Wisconsin, 53081, and to Attorney Katherine A. Breuer, plaintiff's attorney, whose address is RITGER LAW OFFICE, 675 Wolf Road, P. O. Box 371, Random Lake, Wisconsin 53075. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days, the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated at Random Lake, Wisconsin, this 22<sup>nd</sup> day of August, 2022.

RITGER LAW OFFICE  
675 Wolf Road, PO Box 371  
Random Lake, WI 53075  
920.994.4313/920.994.9704(fax)  
katie@ritgerlaw.com

RITGER LAW OFFICE  
  
Katherine A. Breuer  
Attorney for Plaintiff  
State Bar No. 1086825

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Sheboygan County  
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STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

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PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

and

ELVIRA HEINEMANN  
3321 N. 11<sup>th</sup> Street  
Sheboygan, WI 53083,

Foreclosure of Mortgage  
Code: 30404

and

EDWARD J. RITGER d/b/a RITGER LAW OFFICE  
675 Wolf Road  
P.O. Box 371  
Random Lake, WI 53075,

and

ESTATE OF ROBERT J. HEINEMANN  
c/o PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

Plaintiffs,

vs.

TAMMY ANGEL  
1523 Washington Avenue  
Sheboygan WI 53081,

and

SUZAN KNABE  
270 Chamomile Drive  
Henderson, NV 89015,

and

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SHEBOYGAN COUNTY TREASURER  
508 N. 6<sup>th</sup> Street, Room 109, First Floor  
Sheboygan, WI 53081,

and

CITY OF SHEBOYGAN  
828 Center Avenue  
Sheboygan, WI 53081,

and

WURTZ ROTH & BASLER SC  
641 Riverfront Drive, Suite 201  
Sheboygan, WI 53081,

and

AURORA HEALTHCARE CENTRAL INC.  
and AURORA MEDICAL GROUP  
P.O. Box 343910  
3301 W. Forest Home Avenue  
Milwaukee, WI 53234,

and

THOMAS BADTKE  
1523 Washington Avenue  
Sheboygan, WI 53081,

and

DANIELLE BROOKS  
1523 Washington Avenue  
Sheboygan, WI 53081,

Defendants.

---

**COMPLAINT**

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The Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law  
Office and the Estate of Robert J. Heinemann, by their attorneys, RITGER LAW OFFICE, by

Katherine A. Breuer, and as and for a Complaint against the Defendants, allege and show to the Court as follows:

1. That the Plaintiff, PHYLLIS DERGANTZ, is an individual residing at 2822 Michigan Avenue, Sheboygan, Wisconsin 53081.
2. That the Plaintiff, ELVIRA HEINEMANN, is an individual residing at 3321 N. 11<sup>th</sup> Street, Sheboygan, Wisconsin 53083.
3. That the Plaintiff, EDWARD J. RITGER, d/b/a RITGER LAW OFFICE, is an individual primarily engaged in the practice of law with his principal place of business located at 675 Wolf Road, P.O. Box 371, Random Lake, Wisconsin 53075.
4. That the Plaintiff, ESTATE OF ROBERT J. HEINEMANN, was an informal estate administration in Sheboygan County, having a case number of 2014PR87 with PHYLLIS DERGANTZ, previously appointed as personal representative residing at 2822 Michigan Avenue, Sheboygan, Wisconsin 53081.
5. That the Defendant, TAMMY ANGEL, is upon information and belief, an individual residing at 1523 Washington Avenue, Sheboygan, Wisconsin 53081 and whose occupation is unknown.
6. That the Defendant, SUZAN KNABE, is upon information and belief, an individual residing at 270 Chamomile Drive, Henderson, Nevada 89015 and whose occupation is unknown.
7. That the Defendant, SHEBOYGAN COUNTY TREASURER, is the department responsible for the collection of real estate taxes for Sheboygan County, a municipality, located at 508 N. 6<sup>th</sup> Street, Room 109, First Floor, Sheboygan, WI 53081.
8. That the Defendant, CITY OF SHEBOYGAN, is a Wisconsin municipality with offices located at 828 Center Avenue, Sheboygan, WI 53081.



9. That the Defendant, WURTZ ROTH & BASLER SC, is a law firm with a principal office located at 641 Riverfront Drive, Suite 201, Sheboygan, WI 53081.

10. That the Defendants, AURORA HEALTHCARE CENTRAL INC. and AURORA MEDICAL GROUP, are medical service providers with a principal office located at 3301 W. Forest Home Avenue, P.O. Box 343910, Milwaukee, WI 53234.

11. That the Defendant, THOMAS BADTKE, is upon information and belief, an individual residing at 1523 Washington Avenue, Sheboygan, Wisconsin 53081 as a tenant of said property.

12. That the Defendant, DANIELLE BROOKS, is upon information and belief, an individual residing at 1523 Washington Avenue, Sheboygan, Wisconsin 53081 as a tenant of said property.

13. That the Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law Office, are the current owners and holders of a certain Mortgage Note and recorded Mortgage on real estate located in this county, true copies of which are attached hereto as Exhibits A and B and which are incorporated by reference.

14. That on or about the 30<sup>th</sup> of August, 2012, the Defendant TAMMY ANGEL executed said Mortgage Note marked as Exhibit A.

15. That in order to secure payment of the aforesaid Mortgage Note marked as Exhibit A, the Defendant TAMMY ANGEL did on or about the 30<sup>th</sup> day of August, 2012, execute a Real Estate Mortgage recorded with the Sheboygan County Register of Deeds on May 7, 2015, as Document No. 2002554 marked as Exhibit B.

16. Said Mortgage Note and Mortgage were further assigned to the Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law Office, on October 10, 2016 by



the execution of an Assignment of Mortgage, recorded with the Sheboygan County Register of Deeds, as Document No. 2028816, a true copy of which is attached hereto as Exhibit C and incorporated by reference.

17. That the Defendant TAMMY ANGEL is in default under the terms of the Mortgage Note marked as Exhibit A, by having failed to make timely payments under said Mortgage Note and Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law Office, have accelerated all amounts due and directed collection proceedings to be instituted on said Mortgage Note.

18. That the Defendant TAMMY ANGEL is in default under the terms of the Mortgage marked as Exhibit B by having failed to make timely payment of the 2019, 2020 and 2021 real estate taxes when due.

19. That the Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law Office, provided written notice of the default identified in Paragraph 17 to Defendant TAMMY ANGEL as required in the terms of the Mortgage marked as Exhibit B. A true and current copy of said notice with USPS return receipt is attached and incorporated as Exhibit D.

20. That there is presently due and owing on said Mortgage Note the sum of \$67,468.42 as of August 10, 2022 plus interest which accrues at \$18.48 per day.

21. That the premises described in the Mortgage marked as Exhibit B consists of an owner occupied single family residence which cannot be sold in parcels without injury to the interests of the parties, located in Sheboygan County, State of Wisconsin and described below:

Commencing six hundred sixty (660.0) feet south and two hundred fifteen (215.0) feet west of the Northeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Town Fifteen (15) North, Range Twenty-three (23) East, thence South one hundred sixty (160.0) feet, thence West seventy (70.0) feet, thence North one hundred sixty (160.0) feet, thence East seventy (70.0) feet to beginning.

22. That the Defendant, TAMMY ANGEL, expressly agreed to the redemption period provisions contained in Wisconsin Statutes Section 846.101 and the Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law Office, elect to proceed under WI Stats. Section 846.101(2)(b) with a six month period of redemption, thereby waiving judgment for any deficiency against any party who is personally liable for the debt, and to consent that the Defendant TAMMY ANGEL, unless she abandons the property, may remain in possession to the date of confirmation of the sale by the court.

23. That the Defendant, SUZAN KNABE, is a necessary party to this action by virtue of her one-third ownership in the herein described real estate.

24. That the Defendant, SHEBOYGAN COUNTY TREASURER, has a lien on the herein described real estate by virtue of the non payment of 2019 real estate taxes in the amount of \$3,357.16 as of August 1, 2022 which total includes penalties and interest.

25. That the Defendant, SHEBOYGAN COUNTY TREASURER, has a lien on the herein described real estate by virtue of the non payment of 2020 real estate taxes in the amount of \$3,482.43 as of August 1, 2022 which total includes penalties and interest.

26. That the Defendant, SHEBOYGAN COUNTY TREASURER, has a lien on the herein described real estate by virtue of the non payment of 2021 real estate taxes in the amount of \$2,753.88 as of August 1, 2022 which total includes penalties and interest.

27. That the Defendant, CITY OF SHEBOYGAN, has a lien on the herein described real estate by virtue of a judgment in Sheboygan County Case No. 2012 TJ 21 entered May 16, 2012 and docketed July 23, 2012 in the amount of \$114.00.

28. That the Defendant, WURTZ ROTH & BASLER SC, has a lien on the herein described real estate by virtue of a judgment in Sheboygan County Case No. 2016 SC 1389

entered July 25, 2016 and docketed July 27, 2016 in the amount of \$9,549.50, which lien is subordinate to the Plaintiffs' mortgage lien.

29. That the Defendants, AURORA HEALTHCARE CENTRAL INC. and AURORA MEDICAL GROUP, have a lien on the herein described real estate by virtue of a judgment in Sheboygan County Case No. 2016 SC 2485 entered on December 16, 2016 and docketed December 28, 2016 in the amount of \$2,347.11, which lien is subordinate to the Plaintiffs' mortgage lien.

30. That the Plaintiff, ESTATE OF ROBERT J. HEINEMANN, has a lien on the herein described real estate by virtue of a judgment in Sheboygan County Case No. 2015 SC 1941 entered September 14, 2015 and docketed September 22, 2015 in the amount of \$9,946.09, which lien is subordinate to the mortgage lien of the Plaintiffs Phyllis Dergantz, Elvira Heinemann, and Edward J. Ritger d/b/a Ritger Law Office.

31. That no proceedings have been had at law or otherwise for the recovery of the sums secured by the Mortgage in Exhibit B referred to herein, except the judgment obtained as described in Paragraph 30 above, and all conditions precedent to the commencement of this action are satisfied.

32. Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Sec. 692), notice is hereby given that the undersigned is attempting to collect a debt on behalf of the Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law Office, and any information obtained will be used for that purpose.

33. Paragraph 10 of the real estate mortgage marked as Exhibit B provides for an assignment of rents, issues, or profits for the premises in which the Plaintiffs, Phyllis Dergantz, Elvira Heinemann, Edward J. Ritger d/b/a Ritger Law Office, have the right to collect said rents,



issues and profits.

34. Paragraph 6 of the real estate mortgage marked as Exhibit B provides for the appointment of a receiver upon default or during pendency of the foreclosure action for the purpose of collecting rents, issues, and profits of the property during said action, with such rents, issues, and profits held and applied as the court shall direct.

**WHEREFORE, Plaintiff demands judgment as follows:**

A. Judgment of foreclosure and sale of the secured premises identified in paragraph 21 in accordance with the provisions of Wisconsin Statutes Section 846.101(2)(b), with Plaintiffs expressly waiving their right to obtain a deficiency judgment against the Defendant TAMMY ANGEL in this action.

B. That the amounts due the Plaintiffs from the Defendants for principal, interest, real estate taxes, insurance, costs of suit, all advanced costs by the Plaintiffs, and attorneys fees be determined.

C. That the Defendants be barred and foreclosed of all right, claim, lien or equity of redemption in and to said premises, except the right to redeem the same before sale as is required by law.


D. That said premises or such part thereof as may be sufficient to pay the amounts due upon the Mortgage Note marked as Exhibit A, with interest due to the time of such payment, together with the costs and disbursements of this action and reasonable attorneys' fees and such additional amounts as Plaintiffs may advance for payment of taxes and insurance upon said premises, and other necessary expenses, with interest on the same as allowed from the date of judgment out of the proceeds of such sale as far as the monies arising out of such sale and proceeds applicable will pay the same, be determined.

E. For the appointment of a receiver for the purpose of collecting rents, issues, and profits from the property and to apply such to the payment of real estate taxes, insurance, repairs, and maintenance of the property.

F. For such other and further order, judgment or relief as is provided by law in such cases and as may be just and equitable.

Dated this 22<sup>nd</sup> day of August, 2022.

RITGER LAW OFFICE

By:   
Katherine A. Breuer  
State Bar No. 1086825  
Attorney for Plaintiff

P. O. ADDRESS:

675 Wolf Road, P. O. Box 371  
Random Lake, WI 53075-0371  
920.994.4313/920.994.9704(fax)  
katie@ritgerlaw.com



EXHIBIT

A

## MORTGAGE NOTE

The undersigned TAMMY ANGEL, maker, promises to pay to the order of ROBERT J. HEINEMANN, SR. at his residence, the principal sum of Forty-four Thousand Dollars (\$44,000.00), together with interest on the unpaid principal balance from August 30, 2012 until maturity at the rate of Three percent (3 %) per year, interest and principal to be payable in equal monthly installments of principal and interest in the amount of One Hundred Eighty-six Dollars (\$186.00) per month commencing on October 1, 2012 and continuing on the same day of each successive month thereafter until all principal and interest is paid in full or within 6 months of demand whichever occurs first.

All unpaid principal and accrued interest shall bear interest after maturity of this Note, whether occurring through lapse of time or acceleration, at the rate of twelve percent (12 %) per year until paid.

If an installment owed under this Note is not paid on or before the thirtieth (30<sup>th</sup>) day after its due date, holder may collect a delinquency charge equal to ten percent (10 %) per year, computed on the unpaid amount of the installment from the due date until paid. If the maker fails to make a payment under this Note when due, or in the event of any failure to comply with any of the terms, covenants or conditions of the mortgage collateral hereto, and the default continues for forty-five (45) days, the holder may declare the entire balance of principal and accrued interest to be payable immediately, without notice or demand.

The maker agrees to pay all costs of collection, including, to the extent not prohibited by law, reasonable attorney's fees.

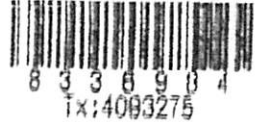
This note is secured by a mortgage on real estate bearing even date herewith.

The maker reserves the unrestricted right to prepay this Note at anytime without penalty.

Dated this 30<sup>th</sup> day of August, 2012.

Tammy Angel (SEAL)  
Tammy Angel

EXHIBIT

**B**

State Bar of Wisconsin Form 21-2003  
MORTGAGE

Document Number

Document Name

TAMMY ANGEL, a single person

("Mortgagor," whether one or more) mortgages to ROBERT J. HEINEMANN, SR  
a married person,

its successors or assigns ("Mortgagee," whether one or more), to secure payment  
of \$ 44,000.00 evidenced by a note or notes, or other  
obligation ("Obligation") dated August 30, 2012  
executed by TAMMY ANGEL,

to Mortgagee, and any extensions, renewals and modifications of the Obligation  
and refinancings of any such indebtedness on any terms whatsoever (including  
increases in interest) and the payment of all other sums, with interest, advanced  
to protect the Property and the security of this Mortgage, and all other  
amounts paid by Mortgagee hereunder, the following property, together with all rights  
and interests appurtenant thereto in law or equity, all rents, issue and profits  
arising therefrom, including insurance proceeds and condemnation awards, all  
structures, improvements and fixtures located thereon, in Sheboygan  
County, State of Wisconsin ("Property"):

Her undivided two-thirds interest in Being a part of the SW 1/4 SE 1/4 S34 T15N R22E  
Commencing six hundred sixty (660.0) feet south and two hundred fifteen (215.0) feet west of the Northeast corner of the  
Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Town Fifteen (15) North, Range  
Twenty-three (23) East, thence South one hundred sixty (160.0) feet, thence West seventy (70.0) feet, thence North one  
hundred sixty (160.0) feet, thence East seventy (70.0) feet to beginning. City of Sheboygan, Sheboygan  
County, Wisconsin

# 1. MORTGAGOR'S COVENANTS.

a. **COVENANT OF TITLE.** Mortgagor warrants title to the Property, except restrictions and easements of  
record, if any, and further excepting:

none

b. **FIXTURES.** Any property which has been affixed to the Property and is used in connection with it is  
intended to become a fixture. Mortgagor waives any right to remove such fixture from the Property which is subject to  
this Mortgage.

c. **TAXES.** Mortgagor promises to pay when due all taxes and assessments levied on the Property or upon  
Mortgagee's interest in it and to deliver to Mortgagee on demand receipts showing such payment.

d. **INSURANCE.** Mortgagor shall keep the improvements on the Property insured against a loss or damage  
occasioned by fire, extended coverage perils and such other hazards as Mortgagee may require, without co-insurance,  
through insurers approved by Mortgagee, in the amount of the full replacement value of the improvements on the  
Property. Mortgagor shall pay the insurance premiums when due. The policies shall contain the standard mortgage  
clause in favor of Mortgagee, and evidence of all policies covering the Property shall be provided to Mortgagee.  
Mortgagor shall promptly give notice of loss to insurance companies and Mortgagee. Unless Mortgagor and Mortgagee

2002554  
SHEBOYGAN COUNTY, WI  
RECORDED ON  
05/07/2015 2:50 PM  
ELLEN R. SCHLEICHER  
REGISTER OF DEEDS  
RECORDING FEE: 30.00  
EXEMPTION #  
Cashier ID: 9  
PAGES: 4

Recording Area

Name and Return Address

Ritger Law Office  
P.O. Box 371  
Random Lake, WI 53075

59281 431920

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

This is a purchase money mortgage.  
(is) (is not)



otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Mortgagee deems the restoration or repair to be economically feasible.

e. **OTHER COVENANTS.** Mortgagor covenants not to commit waste nor suffer waste to be committed on the Property, to keep the Property in good condition and repair, to keep the Property free from future liens superior to the lien of this Mortgage and to comply with all laws, ordinances and regulations affecting the Property. Mortgagor shall pay when due all indebtedness which may be or become secured at any time by a mortgage or other lien on the Property superior to this Mortgage and any failure to do so shall constitute a default under this Mortgage.

2. **DEFAULT AND REMEDIES.** Mortgagor agrees that time is of the essence with respect to payment of principal and interest when due, and in the performance of the terms, conditions and covenants contained herein or in the Obligation secured hereby. In the event of default, Mortgagee may, at its option, declare the whole amount of the unpaid principal and accrued interest due and payable, and collect it in a suit at law or by foreclosure of this Mortgage or by the exercise of any other remedy available at law or equity. If this Mortgage is subordinate to a superior mortgage lien, a default under the superior mortgage lien constitutes a default under this Mortgage.

3. **NOTICE.** Unless otherwise provided in the Obligation secured by this Mortgage, prior to any acceleration (other than under paragraph 9, below) Mortgagee shall mail notice to Mortgagor specifying: (a) the default; (b) the action required to cure the default; (c) a date, not less than 15 days from the date the notice is mailed to Mortgagor by which date 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.

4. **EXPENSES AND ATTORNEY FEES.** In case of default, whether abated or not, all costs and expenses, including, but not limited to, reasonable attorney fees, to the extent not prohibited by law shall be added to the principal, become due as incurred, and in the event of foreclosure be included in the judgment.

5. **FORECLOSURE WITHOUT DEFICIENCY.** Mortgagor agrees to the provisions of Sections 846.101 and 846.103, Wis. Stats., as may apply to the Property and as may be amended, permitting Mortgagee in the event of foreclosure to waive the right to judgment for deficiency and hold the foreclosure sale within the time provided in such applicable Section.

6. **RECEIVER.** Upon default or during the pendency of any action to foreclose this Mortgage, Mortgagor consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues and profits of the Property during the pendency of such an action, and such rents, issues and profits when so collected shall be held and applied as the court shall direct.

7. **WAIVER.** Mortgagee may waive any default without waiving any other subsequent or prior default by Mortgagor.

8. **MORTGAGEE MAY CURE DEFAULTS.** In the event of any default by Mortgagor of any kind under this Mortgage or any Obligation secured by this Mortgage, Mortgagee may cure the default and all sums paid by Mortgagee for such purpose shall immediately be repaid by Mortgagor with interest at the rate then in effect under the Obligation secured by this Mortgage and shall constitute a lien upon the Property.

9. **CONSENT REQUIRED FOR TRANSFER.** Mortgagor shall not transfer, sell or convey any legal or equitable interest in the Property (by deed, land contract, option, long-term lease or in any other way) without the prior written consent of Mortgagee, unless either the indebtedness secured by this Mortgage is first paid in full or the interest conveyed is a mortgage or other security interest in the Property, subordinate to the lien of this Mortgage. The entire indebtedness under the Obligation secured by this Mortgage shall become due and payable in full at the option of Mortgagee without notice, which notice is hereby waived, upon any transfer, sale or conveyance made in violation of this paragraph. A violation of the provisions of this paragraph will be considered a default under the terms of this Mortgage and the Obligation it secures.



**10. ASSIGNMENT OF RENTS.** Mortgagor hereby transfers and assigns absolutely to Mortgagee, as additional security, all rents, issues and profits which become or remain due (under any form of agreement for use or occupancy of the Property or any portion thereof), or which were previously collected and remain subject to Mortgagor's control following any default under this Mortgage or the Obligation secured hereby and delivery of notice of exercise of this assignment by Mortgagee to the tenant or other user(s) of the Property in accordance with the provisions of Section 708.11, Wis. Stats., as may be amended. This assignment shall be enforceable with or without appointment of a receiver and regardless of Mortgagee's lack of possession of the Property.

**11. ENVIRONMENTAL PROVISION.** Mortgagor represents, warrants and covenants to Mortgagee that (a) during the period of Mortgagor's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycled or disposed of on, under, in or about the Property in a form, quantity or manner which if known to be present on, under, in or about the Property would require clean-up, removal or other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) Mortgagor has no knowledge, after due inquiry, of any prior use or existence of any Hazardous Substance on the Property by any prior owner of or person using the Property; (c) without limiting the generality of the foregoing, Mortgagor has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated biphenyl components ("PCBs") or underground storage tanks; (d) there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagor to any damages, penalties, injunctive relief or clean-up costs in any governmental or regulatory action or third-party claims relating to any Hazardous Substance; (e) Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) Mortgagor in the past has been, at the present is and in the future will remain in compliance with all Environmental Laws. Mortgagor shall indemnify and hold harmless Mortgagee from all loss, cost (including reasonable attorney fees and legal expenses), liability and damage whatsoever directly or indirectly resulting from, arising out of or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, (ii) the violation or alleged violation of any Environmental Law, permit, judgment or license relating to the presence, use, storage, deposit, treatment, recycling or disposal of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, or (iii) the imposition of any governmental lien for the recovery of environmental clean-up costs expended under any Environmental Law. Mortgagor shall immediately notify Mortgagee in writing of any governmental or regulatory action or third-party claim instituted or threatened in connection with any Hazardous Substance on, in, under or about the Property.

**12. SECURITY INTEREST ON FIXTURES.** To further secure the payment and performance of the Obligation, Mortgagor hereby grants to Mortgagee a security interest in:

**CHOOSE ONE OF THE FOLLOWING OPTIONS; IF NEITHER IS CHOSEN, OPTION A SHALL APPLY:**

- ☒ A. All fixtures and personal property located on or related to the operations of the Property whether now owned or hereafter acquired.
- ☐ B. All property listed on the attached schedule.

This Mortgage shall constitute a security agreement within the meaning of the Uniform Commercial Code with respect to those parts of the Property indicated above. This Mortgage constitutes a fixture filing and financing statement as those terms are used in the Uniform Commercial Code. This Mortgage is to be filed and recorded in the real estate records of the county in which the Property is located, and the following information is included: (1) Mortgagor shall be deemed the "debtor"; (2) Mortgagee shall be deemed to be the "secured party" and shall have all of the rights of a secured party under the Uniform Commercial Code; (3) this Mortgage covers goods which are or are to become fixtures; (4) the name of the record owner of the land is the debtor; (5) the legal name and address of the debtor are NA

(6) the state of organization and the organizational identification number of the debtor (if applicable) are NA

(7) the address of the secured party is NA

**13. SINGULAR; PLURAL.** As used herein, the singular shall include the plural and any gender shall include all genders.

**14. JOINT AND SEVERAL/LIMITATION ON PERSONAL LIABILITY.** The covenants of this Mortgage set forth herein shall be deemed joint and several among Mortgagors, if more than one. Unless a Mortgagor is obligated on the Obligation secured by this Mortgage, Mortgagor shall not be liable for any breach of covenants contained in this Mortgage.

**15. INVALIDITY.** In the event any provision or portion of this instrument is held to be invalid or unenforceable, this shall not impair or preclude the enforcement of the remainder of the instrument.

**16. MARITAL PROPERTY STATEMENT.** Any individual Mortgagor who is married represents that the obligation evidenced by this instrument was incurred in the interest of Mortgagor's marriage or family.

Dated August 30<sup>th</sup>, 2012

\_\_\_\_\_(SEAL) Tammy Angel \_\_\_\_\_(SEAL)  
 \* TAMMY ANGEL  
 \_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
 \* \_\_\_\_\_

#### AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
 authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:

Attorney Edward J. Ritger

Random Lake, Wisconsin

#### ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
SHEBOYGAN COUNTY )

Personally came before me on August 30, 2012,  
 the above-named Tammy Angel,

to me known to be the person(s) who executed the foregoing  
 instrument and acknowledged the same.

\* Michael J. Roth

Notary Public, State of WISCONSIN

My commission (is permanent) (~~expires~~: is permanent)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

MORTGAGE

\*Type name below signatures

©2003 STATE BAR OF WISCONSIN

FORM NO. 21-2003

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EXHIBIT **C**

Tx:4121210

State Bar of Wisconsin Form 30-2003  
ASSIGNMENT OF MORTGAGE

Document Number

Document Name

The undersigned ("Assignor," whether one or more, for a valuable consideration, assigns to **PHYLLIS DERGANTZ, EDWARD J. RITGER d/b/a RITGER LAW OFFICE, AND ELVIRA HEINEMANN**the Mortgage dated **AUGUST 30, 2012**, executed by **TAMMY ANGEL**to **ROBERT J. HEINEMANN, SR.**on real estate in **SHEBOYGAN** County, Wisconsin ("Property"), together with the note or other obligation it secures, which Mortgage was recorded in the Office of the Register of Deeds of said County, in (Reel) ~~XXX~~ **NA** of Records, at (Images) ~~XXX~~ **NA**, as Document No. **2002554**.

The Property which is subject to this Assignment is described as:

**SEE ATTACHED LEGAL DESCRIPTION****2028816**  
**SHEBOYGAN COUNTY, WI**  
RECORDED ON  
**10/13/2016 2:20 PM**  
**ELLEN R. SCHLEICHER**  
REGISTER OF DEEDS  
RECORDING FEE: **30.00**  
EXEMPTION #  
Cashier ID: 6  
PAGES: 2

Recording Area

Name and Return Address  
**RITGER LAW OFFICE**  
**675 WOLF ROAD**  
**PO BOX 371**  
**RANDOM LAKE, WI 53075****59281 431920**

Parcel Identification Number (PIN)

This **is not** homestead property.  
(~~is~~) (is not)CHOOSE EITHER OR BOTH OF THE FOLLOWING OPTIONS, AS APPLICABLE:  
ONLY THOSE OPTIONS CHOSEN SHALL APPLY:

- ☐ A. This Assignment is made without recourse.
- ☒ B. Assignor warrants that there is now owing an unpaid balance on the note or other obligation secured by the mortgage, as principal, a sum of not less than **\$ 44,000.00**, and also interest **25,870.06**

, and that Assignor is the owner of the note secured by the Mortgage and has good right to assign it.

Dated **OCTOBER 10, 2016**.ASSIGNOR: **ESTATE OF ROBERT J. HEINEMANN**\_\_\_\_\_  
(SEAL) *Phyllis Dergantz* (SEAL)  
\* **BY: PHYLLIS DERGANTZ, PR**\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\* \_\_\_\_\_

## AUTHENTICATION

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:

**EDWARD J. RITGER, RITGER LAW OFFICE****RANDOM LAKE, WISCONSIN**

## ACKNOWLEDGMENT

STATE OF **WISCONSIN** )  
 ) ss.  
**SHEBOYGAN** COUNTY )Personally came before me on **OCTOBER 10, 2016**,  
the above-named **PHYLLIS DERGANTZ**to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.*Annette L. Ostwald*  
\* **ANNETTE L. OSTWALD**Notary Public, State of **WISCONSIN**My commission (is permanent) (expires: **1/22/2018**)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

ASSIGNMENT OF MORTGAGE

©2003 STATE BAR OF WISCONSIN

FORM NO. 30-2003

\*Type name below signatures.

## LEGAL DESCRIPTION

Her undivided two-thirds interest in Being a part of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  S34 T15N R22E. Commencing six hundred sixty (660.0) feet south and two hundred fifteen (215.0) feet west of the Northeast corner of the Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-four (34), Town Fifteen (15) North, Range Twenty-three (23) East, thence South one hundred sixty (160.0) feet, thence West seventy (70.0) feet, thence North one hundred sixty (160.0) feet, thence East seventy (70.0) feet to beginning. City of Sheboygan, Sheboygan County, Wisconsin.

***Ritger Law Office***  
**ATTORNEYS AND COUNSELLORS AT LAW**

EDWARD J. RITGER  
JOHN V. BURNS  
KATHERINE A. BREUER

675 WOLF ROAD  
P.O. BOX 371  
RANDOM LAKE, WISCONSIN 53075

(920) 994-4313  
(920) 668-6419  
FAX (920) 994-9704  
Emails: eritger@ritgerlaw.com  
jburns@ritgerlaw.com  
katie@ritgerlaw.com

October 28, 2021

Ms. Tammy Angel  
1523 Washington Avenue  
Sheboygan, WI 53081

TRANSMITTED VIA  
CERTIFIED MAIL

Re: Collecting Robert Heinemann Mortgage

Dear Tammy:

I have not received any response from you regarding the enclosed letter which I sent to you on July 23, 2021. At this time I also enclose a copy of the current statement showing delinquent real estate taxes owed to Sheboygan County. We are now approximately two months away from the next tax bill arriving. Please advise as to your intentions regarding this serious delinquency.

In the past I have encouraged you to refinance instead of continuing to pay the high interest which you promised to pay your dad. I believe we are getting to the end of very low interest rates on homes and I urge you to act now to take care of refinancing.

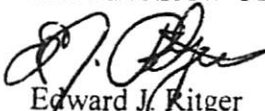
I also direct your attention to paragraph 1.c. of your mortgage, a copy of which is attached. Your failure to pay real estate taxes is a delinquency and notice is hereby given that unless you cure that delinquency within 15 days of receipt of this letter, we will commence foreclosure proceedings in Sheboygan County Circuit Court.

I realize that you have sustained a number of hardships and medical setbacks over the years and it is not my intention to have your mortgage be a source of further difficulty for you. However, with three people living in your house and with opportunities to finance at much cheaper interest rates, there is really no reason why you should continue with the current situation. In the event that you are not able to refinance, I also urged you to consider selling the house because of the high prices now available due to housing shortages.

I look forward to hearing from you.

Respectfully submitted,

RITGER LAW OFFICE



Edward J. Ritger

EJR/eah

Enclosures

cc: Suzan Knabe



***Ritger Law Office***  
**ATTORNEYS AND COUNSELLORS AT LAW**

EDWARD J. RITGER  
JOHN V. BURNS  
KATHERINE A. BREUER

675 WOLF ROAD  
P.O. BOX 371  
RANDOM LAKE, WISCONSIN 53075

(920) 994-4313  
(920) 668-6419  
FAX (920) 994-9704  
Emails: [eritger@ritgerlaw.com](mailto:eritger@ritgerlaw.com)  
[jburns@ritgerlaw.com](mailto:jburns@ritgerlaw.com)  
[katie@ritgerlaw.com](mailto:katie@ritgerlaw.com)

July 23, 2021

Ms. Tammy Angel  
1523 Washington Avenue  
Sheboygan, WI 53081

Re: Collecting Robert Heinemann Mortgage

Dear Tammy:

I understand that you have been out of state for quite some time and that your life has changed for the better. I am disappointed that you haven't been making your payments on a consistent basis and I enclose the updated accounting statements. Also please find delinquent tax payoff due. Please confirm that you still have insurance on the house.

It occurs to me that this might be a really good time for you to sell the house. The market is hot, your life is changing and you obviously can't afford it.

Please contact me by Friday, July 30 to indicate your intentions. If you are not willing to put the house up for sale, I likely will have no alternative but to commence foreclosure.

I look forward to hearing from you.

Respectfully submitted,

RITGER LAW OFFICE



Edward J. Ritger  
EJR/aeh

Enclosures

cc: Suzan Knabe



State Bar of Wisconsin Form 21-2003  
**MORTGAGE**

Document Number

Document Name

TAMMY ANGEL, a single person

("Mortgagor," whether one or more) mortgages to ROBERT J. HEINEMANN, SR  
a married person,

its successors or assigns ("Mortgagee," whether one or more), to secure payment  
of \$ 44,000.00 evidenced by a note or notes, or other  
obligation ("Obligation") dated August 30, 2012,  
executed by TAMMY ANGEL,

to Mortgagee, and any extensions, renewals and modifications of the Obligation  
and refinancings of any such indebtedness on any terms whatsoever (including  
increases in interest) and the payment of all other sums, with interest, advanced  
to protect the Property and the security of this Mortgage, and all other  
amounts paid by Mortgagee hereunder, the following property, together with all rights  
and interests appurtenant thereto in law or equity, all rents, issue and profits  
arising therefrom, including insurance proceeds and condemnation awards, all  
structures, improvements and fixtures located thereon, in Sheboygan  
County, State of Wisconsin ("Property"):

Her undivided two-thirds interest in Being a part of the SW 1/4 SE 1/4 S34 T15N R22E  
Commencing six hundred sixty (660.0) feet south and two hundred fifteen (215.0) feet west of the Northeast corner of the  
Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty-four (34), Town Fifteen (15) North, Range  
Twenty-three (23) East, thence South one hundred sixty (160.0) feet, thence West seventy (70.0) feet, thence North one  
hundred sixty (160.0) feet, thence East seventy (70.0) feet to beginning. City of Sheboygan, Sheboygan  
County, Wisconsin

**1. MORTGAGOR'S COVENANTS.**

a. **COVENANT OF TITLE.** Mortgagor warrants title to the Property, except restrictions and easements of  
record, if any, and further excepting:

none

b. **FIXTURES.** Any property which has been affixed to the Property and is used in connection with it is  
intended to become a fixture. Mortgagor waives any right to remove such fixture from the Property which is subject to  
this Mortgage.

c. **TAXES.** Mortgagor promises to pay when due all taxes and assessments levied on the Property or upon  
Mortgagee's interest in it and to deliver to Mortgagee on demand receipts showing such payment.

d. **INSURANCE.** Mortgagor shall keep the improvements on the Property insured against a loss or damage  
occasioned by fire, extended coverage perils and such other hazards as Mortgagee may require, without co-insurance,  
through insurers approved by Mortgagee, in the amount of the full replacement value of the improvements on the  
Property. Mortgagor shall pay the insurance premiums when due. The policies shall contain the standard mortgage  
clause in favor of Mortgagee, and evidence of all policies covering the Property shall be provided to Mortgagee.  
Mortgagor shall promptly give notice of loss to insurance companies and Mortgagee. Unless Mortgagor and Mortgagee

**2002554**  
**SHEBOYGAN COUNTY, WI**  
**RECORDED ON**  
**05/07/2015 2:50 PM**  
**ELLEN R. SCHLEICHER**  
**REGISTER OF DEEDS**  
**RECORDING FEE: 30.00**  
**EXEMPTION #**  
**Cashier ID: 9**  
**PAGES: 4**

Recording Area

Name and Return Address

**Ritger Law Office**  
**P.O. Box 371**  
**Random Lake, WI 53075**

59281 431920

Parcel Identification Number (PIN)

This is not homestead property.  
(is) (is not)

This is a purchase money mortgage.  
(is) (is not)



## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

## 1. Article Addressed to:

Tammy Angel  
1523 Washington Avenue  
Sheboygan, WI 53081



9590 9402 5623 9308 5736 58

## 2. Article Number (Transfer from)

7020 1290 0000 0038 7478

## COMPLETE THIS SECTION ON DELIVERY

## Signature

X *Tammy Angel*
☐ Agent  
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

*Tammy Angel*

11-2-2

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

## 3. Service Type

- ☒ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING#



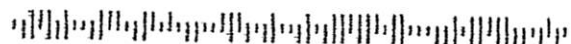
9590 9402 5623 9308 5736 58

United States  
Postal ServiceReceived  
NOV 04 2021

\* Sender: Please print your name, address, and ZIP+4® in this box \*

**RITGER LAW OFFICE**  
POST OFFICE BOX 371  
RANDOM LAKE, WISCONSIN 53075

First-Class Mail®  
Postage & Fees Paid  
USPS  
Permit No. G-10





**Sheboygan County Courthouse**  
**615 North Sixth Street**  
**Sheboygan Wisconsin**  
**53081**

**Sheboygan County**  
**Foreclosure Mediation Program**  
*Finding Solutions*

## Notice of Availability of Mediation

Mediation is a confidential and voluntary process where you and the lender seeking to foreclose on your home may discuss ways to resolve your foreclosure case, including reinstatement of the loan and modification of the loan terms.

You must live in and own the property that is subject to this foreclosure action to qualify for mediation under this program and the property must be four or fewer residential units.

### ***To Request a Mediation Conference:***

Complete the attached Mediation Request form. It must be received within 15 days from the date you received the Summons and Complaint. Send the completed form with the \$25 non-refundable application fee made payable to SCFMP Clerk of Circuit Court to:

SCFMP  
Clerk of Circuit Court  
615 North Sixth Street  
Sheboygan WI 53081

A Mediation Request is not a response to the Summons.

A foreclosure action has been started against you. Please read the Summons and Complaint. Make sure you understand your rights and the time period for filing an Answer or Responsive Pleading. If you do not file an Answer or Responsive Pleading the court may grant judgment against you and you may lose your home and your right to object to anything that you disagree with in the complaint.

### What happens after you apply for Mediation?

The Mediation Program Coordinator will review your application and notify you and the lender whether the case has been accepted in the program. If the case is accepted, the balance of your non-refundable \$100 fee will be charged and a non-refundable fee of \$100 will also be charged to the lender. You will then be required to meet with a certified Housing Counselor. Following that, the mediation conference between you and the lender will be scheduled with a mediator.



Sheboygan County Courthouse  
615 North Sixth Street  
Sheboygan Wisconsin  
53081

**Sheboygan County  
Foreclosure Mediation Program  
Request for Mediation**  
*Finding Solutions*

To request a mediation conference with the lender, please answer the questions below, sign this request enclose the required \$25 application fee payable to SCFMP Clerk of Circuit Courts and mail or return to:

SCFMP  
Clerk of Circuit Court  
615 north Sixth Street  
Sheboygan WI 53081

You should submit the request within 15 days of receiving the Summons and Complaint, or as early in the foreclosure process as possible. One application per household. The information you provide will be used by the Sheboygan County Mediation Program to make an initial determination of whether your case is suitable for mediation. A non-refundable \$25 fee must accompany the application. Once the case has been accepted for mediation, a non-refundable \$75 fee is charged to the homeowner and a non-refundable fee of \$100 is charged to the lender.

Requesting Mediation does not halt the foreclosure process. **You are still required to comply with all mandatory deadlines, including the time to answer the Complaint.**

Sheboygan County Case Number (located on your Summons): 20\_\_CV\_\_\_\_\_

Name of Homeowner(s): \_\_\_\_\_

Property Address: \_\_\_\_\_  
(street, city or town, zip code)

Mailing address, if different from above: \_\_\_\_\_  
(street, city or town, zip code)

Best telephone number to reach you during the day: \_\_\_\_\_

Alternate telephone number: \_\_\_\_\_

Name of Lender/Plaintiff in your case: \_\_\_\_\_

1. Is the property being foreclosed your primary residence? \_\_\_\_ Yes \_\_\_\_ No
2. Does the property consist of four or fewer dwelling units? \_\_\_\_ Yes \_\_\_\_ No



3. Have you started a Bankruptcy action that is still ongoing? \_\_\_\_Yes \_\_\_\_No

4. Have you met with a housing counselor? \_\_\_\_Yes \_\_\_\_No

If yes, with whom have you met? \_\_\_\_\_

5. What is your monthly income from all sources? \_\_\_\_\_

6. Do you expect your income to change for any reason? If so, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Check all items that have caused you to miss your mortgage payments:

\_\_\_\_Injury or illness                      \_\_\_\_Adjustable interest Rate / Balloon

\_\_\_\_Loss of Employment                      \_\_\_\_Expenses exceed income

Other: \_\_\_\_\_

\_\_\_\_\_

8. Is there any other information that would be helpful in determining whether your case would be suitable for mediation? If so, please describe:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. If English is not your primary language, do you need an interpreter? \_\_\_\_Yes \_\_\_\_No

What language? \_\_\_\_\_

Authorization of Research and Evaluation. Marquette University Law School is compiling anonymous aggregate case file or results information for the purpose of evaluating our services, gathering valuable research information, designing future programs and engaging in academic research, analysis and publication. I consent to the use of my information for these purposes.

I certify that I am the owner of the property that is subject to this foreclosure action and I currently reside in this property.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date



STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

FILED

08-23-2022

Sheboygan County

Clerk of Circuit Court

2022CV000439

Phyllis Dergantz et al vs. Tammy Angel et al

**Notice of Hearing**

Case No: 2022CV000439

COURT ORIGINAL

This case is scheduled for: **Motion hearing**

Date 09-26-2022	Time 11:00 am	Location Circuit Court Branch #4 615 N Sixth Street Sheboygan WI 53081-4692
Circuit Court Judge/Circuit Court Commissioner Rebecca L. Persick		
Re Foreclosure of Mortgage		

This matter will not be adjourned by the court except upon formal motion for good cause or with the specific approval of the court upon stipulation by all parties.

ATTENTION: Requests for adjournments are to be directed to the presiding judge and opposing parties in writing and received not less than 10 days prior to the scheduled date/time. COURT RULE 506: The party receiving the adjournment shall be solely responsible for notifying opposing counsel and, where appropriate, all parties and witnesses that the hearing, trial, etc., has been adjourned.

THE PARTIES MUST APPEAR BY TELEPHONE BY CALLING 1-414-877-0020 AT THE TIME OF THE HEARING. PLEASE USE CONFERENCE CODE NUMBER 568037. IF YOU DO NOT HAVE UNLIMITED LONG DISTANCE CAPABILITY, PLEASE CONTACT THE COURT AT 920-459-3078 PRIOR TO THE HEARING FOR ADDITIONAL INSTRUCTIONS.

IF YOU FEEL YOUR CASE WILL REQUIRE A PERSONAL APPEARANCE, PLEASE E-FILE A LETTER REQUESTING THAT YOU BE ALLOWED TO APPEAR IN PERSON.

**If you require reasonable accommodations due to a disability to participate in the court process, please call 920-459-3068 prior to the scheduled court date. Please note that the court does not provide transportation.**

Sheboygan County Circuit Court  
Date: August 23, 2022

DISTRIBUTION	Address	Service Type
Court Original		
Katherine Breuer		Electronic Notice
Tammy Angel	1523 Washington Ave., Sheboygan, WI 53081	Mail Notice
Suzan Knabe	270 Chamomile Drive, Henderson, NV 89015	Mail Notice
Sheboygan County Treasurer	508 N. 6th Street, Room 109, First Floor, Sheboygan, WI 53081	Mail Notice
City of Sheboygan	828 Center Ave., Sheboygan, WI 53081	Mail Notice
Wurtz Roth & Basler SC	641 Riverfront Drive, Suite 201, Sheboygan, WI 53081	Mail Notice
Aurora Healthcare Central Inc./Aurora Medical Group	3301 W. Forest Home Ave., PO Box 343910, Milwaukee, WI 53234	Mail Notice
Thomas Badtke	1523 Washington Ave., Sheboygan, WI 53081	Mail Notice
Danielle Brooks	1523 Washington Ave., Sheboygan, WI 53081	Mail Notice



FILED  
08-23-2022  
Sheboygan County  
Clerk of Circuit Court  
2022CV000439

STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

---

PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

and

ELVIRA HEINEMANN  
3321 N. 11<sup>th</sup> Street  
Sheboygan, WI 53083,

and

EDWARD J. RITGER d/b/a RITGER LAW OFFICE  
675 Wolf Road  
P.O. Box 371  
Random Lake, WI 53075,

and

ESTATE OF ROBERT J. HEINEMANN  
c/o PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

Plaintiffs,

vs.

TAMMY ANGEL  
1523 Washington Avenue  
Sheboygan WI 53081,

and

SUZAN KNABE  
270 Chamomile Drive  
Henderson, NV 89015,

and

Case No. 22CV439

Foreclosure of Mortgage  
Code: 30404

SHEBOYGAN COUNTY TREASURER  
508 N. 6<sup>th</sup> Street, Room 109, First Floor  
Sheboygan, WI 53081,

and

CITY OF SHEBOYGAN  
828 Center Avenue  
Sheboygan, WI 53081,

and

WURTZ ROTH & BASLER SC  
641 Riverfront Drive, Suite 201  
Sheboygan, WI 53081,

and

AURORA HEALTHCARE CENTRAL INC.  
and AURORA MEDICAL GROUP  
P.O. Box 343910  
3301 W. Forest Home Avenue  
Milwaukee, WI 53234,

and

THOMAS BADTKE  
1523 Washington Avenue  
Sheboygan, WI 53081,

and

DANIELLE BROOKS  
1523 Washington Avenue  
Sheboygan, WI 53081,

Defendants.

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**NOTICE OF MOTION AND MOTION FOR  
ORDER APPOINTING RECEIVER**

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To: Tammy Angel  
1523 Washington Avenue  
Sheboygan WI 53081

Wurtz Roth & Basler SC  
641 Riverfront Drive, Suite 201  
Sheboygan, WI 53081

Sheboygan County Treasurer  
508 N. 6<sup>th</sup> Street, Room 109, First Floor  
Sheboygan, WI 53081

Danielle Brooks  
1523 Washington Avenue  
Sheboygan, WI 53081

Suzan Knabe  
270 Chamomile Drive  
Henderson, NV 89015

City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Aurora Healthcare Central Inc.  
and Aurora Medical Group  
P.O. Box 343910  
3301 W. Forest Home Avenue  
Milwaukee, WI 53234

Thomas Badtke  
1523 Washington Avenue  
Sheboygan, WI 53081

1. Ritger Law Office, attorneys for the Plaintiffs, PHYLLIS DERGANTZ, ELVIRA HEINEMANN, and EDWARD J. RITGER d/b/a RITGER LAW OFFICE in the above referenced foreclosure action, will move for entry of an Order Appointing Receiver for the purpose of collecting the rents, issues, and profits of the property and to secure and care for and protect the property which is the object of the foreclosure action.

2. This motion will be heard as follows:

**BEFORE:** Hon. Rebecca L. Persick

**PLACE:** Sheboygan County Courthouse, Branch 4  
615 N. 6<sup>th</sup> Street, 4<sup>th</sup> Floor  
Sheboygan, WI 53081

**DATE:** September 26, 2022

**TIME:** 11:00 a.m.

3. The grounds for this order are set forth on the attached Affidavit.

Dated at Random Lake, Wisconsin this 23<sup>rd</sup> day of August, 2022

RITGER LAW OFFICE



Katherine A. Breuer  
Attorney for Plaintiffs  
State Bar No. 1086825

675 Wolf Road, P.O. Box 371  
Random Lake, WI 53075  
(920) 994-4313, Fax: (920) 994-9704  
Email: katie@ritgerlaw.com



FILED  
08-23-2022  
Sheboygan County  
Clerk of Circuit Court  
2022CV000439

STATE OF WISCONSIN

CIRCUIT COURT

SHEBOYGAN COUNTY

PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

and

ELVIRA HEINEMANN  
3321 N. 11<sup>th</sup> Street  
Sheboygan, WI 53083,

and

EDWARD J. RITGER d/b/a RITGER LAW OFFICE  
675 Wolf Road  
P.O. Box 371  
Random Lake, WI 53075,

and

ESTATE OF ROBERT J. HEINEMANN  
c/o PHYLLIS DERGANTZ  
2822 Michigan Avenue  
Sheboygan, WI 53081,

Plaintiffs,

vs.

TAMMY ANGEL  
1523 Washington Avenue  
Sheboygan WI 53081,

and

SUZAN KNABE  
270 Chamomile Drive  
Henderson, NV 89015,

and

Case No. 22CV439

Foreclosure of Mortgage  
Code: 30404

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WURTZ ROTH & BASLER SC  
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and

THOMAS BADTKE  
1523 Washington Avenue  
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and

DANIELLE BROOKS  
1523 Washington Avenue  
Sheboygan, WI 53081,

Defendants.

---

**AFFIDAVIT IN SUPPORT OF MOTION FOR APPOINTMENT OF RECEIVER**


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STATE OF WISCONSIN       )  
  )ss  
COUNTY OF SHEBOYGAN    )

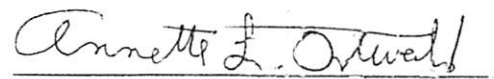
Edward J. Ritger, being duly sworn, deposes and states:

1. I am an adult resident residing at Random Lake, WI 53075.
2. I am one of the Plaintiffs in the above captioned matter.
3. The premises described in the real estate mortgage marked as Exhibit B are allegedly currently inhabited by the Defendant TAMMY ANGEL and other unknown adult tenants.
4. That allowing the Tenants to remain on the premises without the payment of a reasonable rent is causing further injury to the Plaintiffs.
5. That the Defendants, TAMMY ANGEL and SUZAN KNABE, have failed to make any payments on the 2019, 2020, and 2021 real estate taxes and have allowed this deficiency to continue since 2019.
6. Paragraph 10 of the real estate mortgage marked as Exhibit B to the Complaint provides for an assignment of rents for the premises and the plaintiff has a right to collect the rents, issues and profits for the property.
7. Paragraph 6 of the real estate mortgage marked as Exhibit B to the Complaint provides for the appointment of a receiver upon default or during pendency of the foreclosure action for the purpose of collecting rents, issues, and profits of the property during said action, with such rents, issues, and profits held and applied as the court shall direct.
8. I make this Affidavit in support of a motion for an order appointing a receiver and request that Edward J. Ritger be appointed by the Court as the receiver for purposes of collecting any rents, issues, or profits and also to secure and care for and protect the property which is the object of this foreclosure action until Sheriff's Sale.

Dated at Random Lake, Wisconsin, this 22nd day of August, 2022.

  
Edward J. Ritger

Subscribed and sworn to before me on  
August 22, 2022;

  
Annette L. Ostwald, Notary Public  
Sheboygan County, Wisconsin  
My commission expires: 1/22/26

P.O. ADDRESS:  
RITGER LAW OFFICE  
675 Wolf Road, P. O. Box 371  
Random Lake, WI 53075  
(920) 994-4313/(920) 994-9704



**STATE OF WISCONSIN****CIRCUIT COURT****SHEBOYGAN**

Phyllis Dergantz et al vs. Tammy Angel et al

**Electronic Filing  
Notice**

Case No. 2022CV000439

Class Code: Foreclosure of Mortgage

**FILED**

08-22-2022

Sheboygan County

Clerk of Circuit Court

2022CV000439

Honorable Rebecca L.  
Persick

Branch 4

WURTZ ROTH & BASLER SC  
641 RIVERFRONT DRIVE, SUITE 201  
SHEBOYGAN WI 53081

Case number 2022CV000439 was electronically filed with/converted by the Sheboygan County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a \$20.00 fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

**Pro Se opt-in code: c4f160**

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 920-459-3068.

Sheboygan County Circuit Court  
Date: August 22, 2022

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