
**ONEIDA JUDICIARY
TRIAL COURT**

**Division of Land Management,
Petitioner,**

v.

Case No: 17-TC-003

**June Wommack,
Respondent**

JUDGMENT OF FORECLOSURE

This case has come before the Oneida Trial Court, Honorable Denice Beans presiding.

Appearing in person: Petitioner, Division of Land Management by Attorney Krystal L. John and Respondent, June Wommack. Also appearing in person Rebecca Skenandore DOLM Specialist.

Background

A complaint was filed by the Petitioner on January 26, 2017. A hearing was scheduled for March 2, 2017 at 9:00am. The Respondent did not appear at the hearing on March 2, 2017. Due diligence was not demonstrated to *Service Notice by Process Service*. The hearing was rescheduled to: Thursday, March 30, 2017 at 11:00 a.m.

Findings of Fact

The court finds as follows:

- A hearing was held on March 30, 2017 at 11:00 a.m.
- The Respondent appeared and waived defective service.
- The Respondent agreed to all the factual allegations submitted in the Foreclosure Complaint.
- The Respondent declined Peacemaking.
- The Petitioner requested to proceed with the foreclosure.
- The Respondent had no additional response.

Order

The Court grants the relief sought by the Petitioner as follows:

- 1) The Petitioner shall commence Foreclosure of the premises located at W1781 Poplar

Lane, Seymour, WI 54165 (hereinafter, "Premises") in accordance with the Mortgage and Foreclosure law, Chapter 612 § 612.7, subject to Respondent's claim of redemption, which transfers title of the mortgaged premises to Petitioner as partial or full payment of the \$29,786.02 owed to the Petitioner.

- 2) The Respondent, her assigns and all persons claiming under Respondent, are barred from all claims and right of redemption in said premises, unless they satisfy the entire mortgage balance, interest, late fees, taxes, insurance premiums, utility bills, additional liens, administrative expenses and reasonable attorney fees for this suit through the Oneida Judiciary within six (6) months from the date of this judgment.
- 3) The Respondent and all persons claiming under Respondent are enjoined from committing waste or doing any act that may impair the value of the mortgaged premises from the date of this decision.
- 4) The Respondent shall vacate the premises within thirty (30) calendar days of the date of this judgment, at which specified date Petitioner will be entitled to enter the premises to take possession of the premises.
- 5) The Petitioner reserves the right to request a judgment of deficiency against the Respondent for costs that may remain due after the transfer of title to the Petitioner pursuant to the Judgment of Foreclosure, where said judgment of deficiency may include sums advanced by the Petitioner for insurance, necessary repairs, inspections costs, appraisal fees and other costs.
- 6) Within seven (7) months of the Judgment of Foreclosure, the Petitioner shall submit either a motion demanding a judgment of deficiency or a motion to enforce the Judgment of Foreclosure, each of which are required to include a final accounting and confirmation of the appraisal of the premises.

IT IS SO ORDERED.

By the authority vested in the Oneida Trial Court pursuant to Resolution 01-07-13-B of the General Tribal Council an order signed on April 11, 2017 in the matter of Division of Land Management v June Wommack. Case #17-TC-003.


Denice Beans, Chief Trial Court Judge