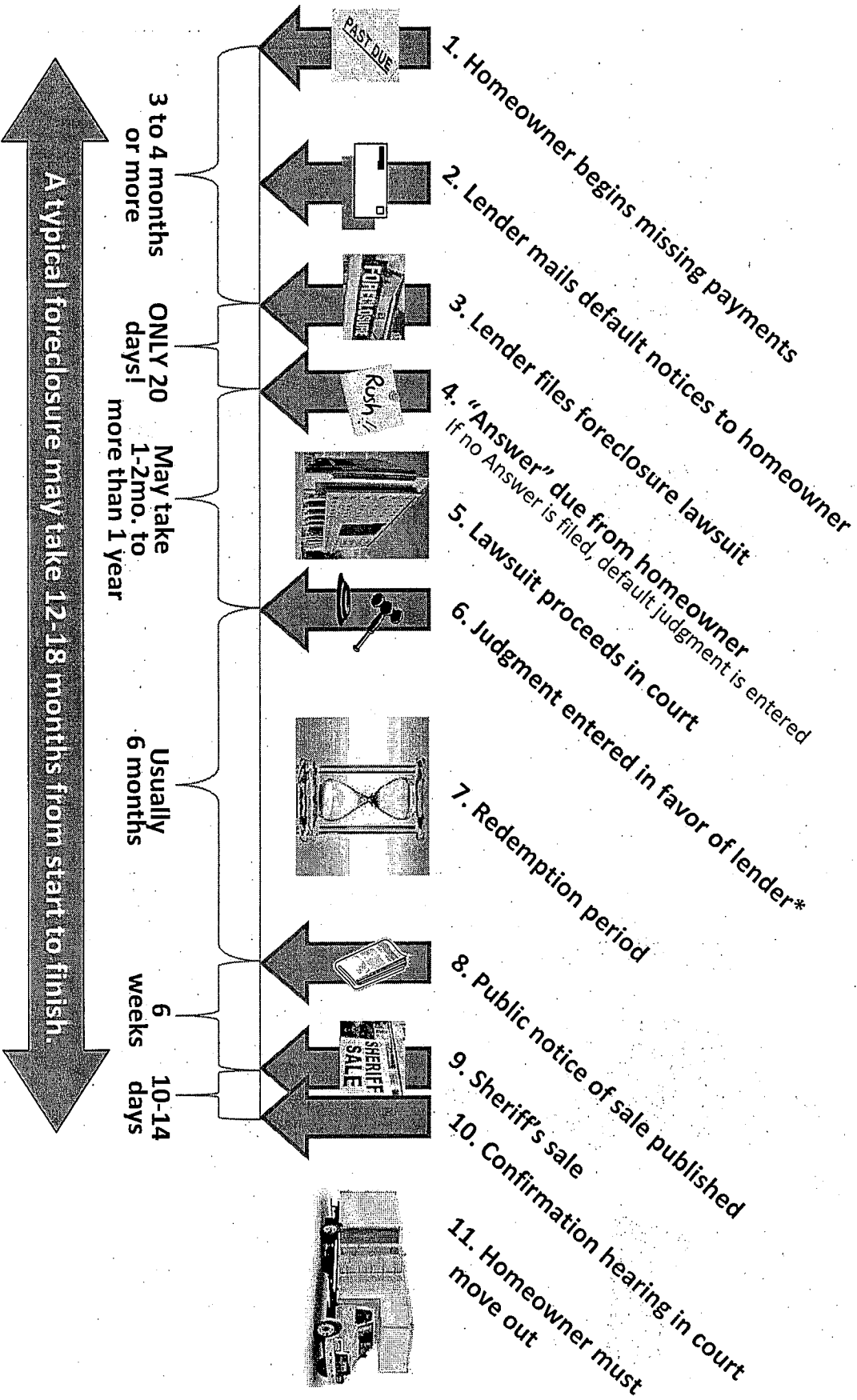


Wisconsin Foreclosure Timeline

Day 1	Mortgage payments are due on the first of the month and payable by the 15 th . If not paid by the 16 th a late fee is assessed.
Day 32	The mortgage is now thirty days past due, with two payments past due. SIMILAR LANGUAGE TO ABOVE
Day 32 – 90	The servicer will typically send a Notice of Default when the mortgage falls ninety days past due. This timeline is usually governed by the requirements set forth by the investor in the servicing agreement. This Notice is also often accompanied by a Notice of Right to Cure Default.
Commencement of Legal Action	The time at which a loan is referred to an attorney to begin foreclosure also varies by servicer and investor, and may also be determined by whether or not there is communication between homeowner and servicer to resolve the delinquency through modification or some other alternative to foreclosure.
Summons and Complaint	Process is filed with the court and then served upon the homeowner.
Answer	The homeowner has twenty days from the date of personal service to file an answer. This answer period increases to 40 days if service is obtained by publication.
Judgment	If no answer is filed within twenty days, Plaintiff may move for default judgment of foreclosure.
Redemption Period	The redemption period is typically six months (if owner occupied and Plaintiff waives right to deficiency), or twelve months (if 20 acres or more and Plaintiff reserves right to collect deficiency). However, if home is abandoned, the redemption period is only two months. Three months if property is rental and no deficiency
Sheriff's Sale	A sheriff's sale is scheduled, and notice of the sale will be published for six weeks in a newspaper of record. Following publication, the sale will be held on the scheduled date.
Confirmation of Sale	A Confirmation of Sale must be scheduled not less than five days following the Sheriff's Sale. Usually held 3 weeks after sale.

Wisconsin Foreclosure Timeline



* In order to illustrate the entire foreclosure process, the timeline presented above illustrates what happens after the court enters judgment in favor of the lender. However, there are many possible defenses to a foreclosure lawsuit and homeowners are strongly encouraged to seek legal advice.