

STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE**BANK OF LAKE MILLS vs. STEGGEMAN INVESTMENTS LLC et al Electronic Filing Notice**Case No. 2025CV008905
Class Code: Foreclosure of Mortgage**FILED**

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

CITY OF WEST ALLIS, C/O DAN DEVINE, MAYOR
7525 W. GREENFIELD AVENUE
MILWAUKEE WI 53214*CORA SERVICE
10-17-25 205 PM
By Pat W...*

Case number 2025CV008905 was electronically filed with/converted by the Milwaukee County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

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Pro Se opt-in code: 55e15d

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 414-278-4140.

Milwaukee County Circuit Court
Date: October 14, 202517 OCT 25 PM 2:14
CITY OF WEST ALLIS

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

STATE OF WISCONSIN
MILWAUKEE COUNTY CIRCUIT COURT

BANK OF LAKE MILLS
136 E. Madison Street
Lake Mills, WI 53551,

Plaintiff,

Case Code: 30304
(Foreclosure of Mortgage)

v.

STEGGEMAN INVESTMENTS LLC
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202,

MICHAEL J. STEGGEMAN
929 N. Astor Street, Unit 2404
Milwaukee, WI 53202,

CITY OF MILWAUKEE
Attn: Jim Owczarski, City Clerk
200 E. Wells Street, Room 205
Milwaukee, WI 53202,

CITY OF WEST ALLIS
Attn: Dan Devine, Mayor
7525 W. Greenfield Avenue
West Allis, WI 53214,

CITY OF BROOKFIELD
Attn: Steven V. Ponto, Mayor
2000 North Calhoun Road
Brookfield, WI 53005

REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.
929 N. Astor Street
Milwaukee, WI 53202,

GENESIS 3 ADULT HOME, INC.
4610 N. River Park Blvd.
Glendale, WI 53209,

LEONARD HUG
1130 South 62nd Street
Milwaukee, WI 53214,

UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,

Defendants.

SUMMONS

THE STATE OF WISCONSIN, To each of the named above-named Defendants:

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 (45 days if you are the State of Wisconsin; 60 days if you are the United States of America), 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 Milwaukee County Circuit Courthouse, 901 N. Ninth Street, Milwaukee, Wisconsin 53233, and to John R. Schreiber of O'Neil, Cannon, Hollman, DeJong & Laing S.C., Plaintiff's attorney, whose address is Suite 1400, 111 East Wisconsin Avenue, Milwaukee, Wisconsin 53202. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days (45 days if you are the State of Wisconsin; 60 days if you are the United States of America), 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: October 14, 2025

O'NEIL, CANNON, HOLLMAN, DEJONG & LAING S.C.
Attorneys for Plaintiff

Electronically signed by John R. Schreiber

John R. Schreiber, Esq.

State Bar No. 1041490

111 East Wisconsin Avenue, Suite 1400

Milwaukee, Wisconsin 53202

(414) 276-5000 – Telephone

(414) 276-6581 – Fax

John.schreiber@wilaw.com

FILED**10-14-2025****Anna Maria Hodges****Clerk of Circuit Court****2025CV008905****Honorable J. D. Watts-15****Branch 15**

STATE OF WISCONSIN
MILWAUKEE COUNTY CIRCUIT COURT

BANK OF LAKE MILLS,

Plaintiff,

v.

STEGGEMAN INVESTMENTS LLC,
MICHAEL J. STEGGEMAN,
CITY OF MILWAUKEE,
CITY OF WEST ALLIS,
CITY OF BROOKFIELD,
REGENCY HOUSE CONDOMINIUM ASSOCIATION, LTD.,
GENESIS 3 ADULT HOME, INC.
LEONARD HUG
UNKNOWN OWNERS and
NON-RECORD CLAIMANTS,

Defendants.

COMPLAINT

Plaintiff, by its undersigned attorneys, alleges and complains against the above-named defendants as follows:

1. Plaintiff Bank of Lake Mills (the "Bank") is a state-chartered bank, with its principal office located at 136 E. Madison Street, Lake Mills, Wisconsin 53551.
2. Defendant Steggeman Investments LLC is, upon information and belief, a Wisconsin limited liability company, with a principal office address of 929 N. Astor Street, Unit 2601, Milwaukee, WI 53202.
3. Defendant Michael J. Steggeman is, upon information and belief, an adult resident of Wisconsin living at 929 N. Astor Street, Unit 2404, Milwaukee, WI 53202.

4. Defendant City of Milwaukee is a Wisconsin municipal corporation, with its City Clerk, Jim Owczarski, having a principal office address of 200 E. Wells Street, Room 205, Milwaukee, WI 53202.

5. Defendant City of West Allis is a Wisconsin municipal corporation, with its Mayor, Dan Devine, having a principal office address of 7525 W. Greenfield Avenue, West Allis, WI 53214.

6. Defendant City of Brookfield is a Wisconsin municipal corporation, with its Mayor, Steven V. Ponto, having a principal office address of 2000 North Calhoun Road, Brookfield, WI 53005.

7. Defendant Regency House Condominium Association, Ltd. ("Regency House") is a Wisconsin corporation, with a principal office address of 929 N. Astor Street, Milwaukee, WI 53202.

8. Defendant Genesis 3 Adult Home, Inc. is, upon information and belief, a Wisconsin corporation with a principal office address of 4610 N. River Park Blvd., Glendale, WI 53209.

9. Defendant Leonard Hug is, upon information and belief, an adult resident of Wisconsin living at 1130 South 62nd Street, Milwaukee, WI 53214.

COUNT I (DECLARATION OF INDEBTEDNESS)

Loan No. **1254**

10. On or about September 12, 2018, the Bank made a loan to Defendant Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$3,698,400.00. Said

Business Note was amended and restated on December 5, 2019, and again on June 3, 2020 (at which time the unpaid principal balance of the loan was \$3,566,584.82) (the “First Note”). A true and correct copy of the First Note is attached to this Complaint as **Exhibit A**, and its terms are incorporated as if fully set forth herein.

11. The Bank is the lawful owner and holder of the First Note.

12. Pursuant to the terms of the First Note, all unpaid principal thereunder, plus accrued interest thereon, was due upon the First Note’s August 12, 2025 maturity.

13. Steggeman Investments LLC is in default of the First Note for failing to pay all unpaid principal thereunder, plus accrued interest thereon, upon the First Note’s August 12, 2025 maturity.

14. Pursuant to the terms of the First Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys’ fees.

15. As of October 10, 2025, the following amounts remained due and payable under the terms of the First Note, exclusive of attorneys’ fees, court costs and other legal expenses (the “First Note Indebtedness”):

Principal Balance	\$2,270,485.97
Accrued Interest	17,067.38
Other Charges/Fees	210.00
Total	\$2,287,763.35

Loan No. **7384**

16. On or about December 5, 2019, the Bank made a loan to Defendant Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$600,000.00. Said

Business Note was amended and restated on January 7, 2025 (at which time the unpaid principal balance of the loan was \$525,641.05) (the “Second Note”). A true and correct copy of the Second Note is attached to this Complaint as **Exhibit B**, and its terms are incorporated as if fully set forth herein.

17. The Bank is the lawful owner and holder of the Second Note.

18. Pursuant to the terms of the Second Note, all unpaid principal thereunder, plus accrued interest thereon, was due upon the Second Note’s July 5, 2025 maturity.

19. Steggeman Investments LLC is in default of the Second Note for failing to pay all unpaid principal thereunder, plus accrued interest thereon, upon the Second Note’s July 5, 2025 maturity.

20. Pursuant to the terms of the Second Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys’ fees.

21. As of October 10, 2025, the following amounts remained due and payable under the terms of the Second Note, exclusive of attorneys’ fees, court costs and other legal expenses (the “Second Note Indebtedness”):

Principal Balance	\$523,269.33
Accrued Interest	1,852.09
Secondary Accrued Interest	5,992.95
Late Charges	472.70
Other Charges/Fees	7,640.50
Total	\$539,227.57

Loan No. **9640**

22. On or about June 30, 2023, the Bank made a loan to Defendant

Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$94,333.28 (the “Third Note”). A true and correct copy of the Third Note is attached to this Complaint as **Exhibit C**, and its terms are incorporated as if fully set forth herein.

23. The Bank is the lawful owner and holder of the Third Note.

24. Steggeman Investments LLC is in default of the Third Note due to its failure to make payments due upon maturity of the First Note and the Second Note.

25. As a result of Steggeman Investments LLC’s default under the Third Note, the Bank, to the extent it has not already done so, hereby accelerates all unpaid obligations that are or become due and owing under the Third Note, including (without limitation) the unpaid principal balance of the Third Note, plus accrued interest thereon, and other expenses and charges.

26. Pursuant to the terms of the Third Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys’ fees.

27. As of October 10, 2025, the following amounts remained due and payable under the terms of the Third Note, exclusive of attorneys’ fees, court costs and other legal expenses (the “Third Note Indebtedness”):

Principal Balance	\$90,114.61
Accrued Interest	1,457.47
Late Charges	40.19
Other Charges/Fees	70.00
Total	\$91,682.27

Loan No. **3133**

28. On or about April 5, 2024, the Bank made a loan to Defendant Steggeman Investments LLC, memorialized by a Business Note issued by Steggeman Investments LLC and delivered to the Bank in the amount of \$170,726.06 (the "Fourth Note"). A true and correct copy of the Fourth Note is attached to this Complaint as **Exhibit D**, and its terms are incorporated as if fully set forth herein.

29. The Bank is the lawful owner and holder of the Fourth Note.

30. Steggeman Investments LLC is in default of the Fourth Note due to its failure to make payments due upon maturity of the First Note and the Second Note.

31. As a result of Steggeman Investments LLC's default under the Fourth Note, the Bank, to the extent it has not already done so, hereby accelerates all unpaid obligations that are or become due and owing under the Fourth Note, including (without limitation) the unpaid principal balance of the Fourth Note, plus accrued interest thereon, and other expenses and charges.

32. Pursuant to the terms of the Fourth Note, upon default, Steggeman Investments LLC is required to pay all costs of collection before and after judgment, including reasonable attorneys' fees.

33. As of October 10, 2025, the following amounts remained due and payable under the terms of the Fourth Note, exclusive of attorneys' fees, court costs and other legal expenses (the "Fourth Note Indebtedness"):

Principal Balance	\$166,041.00
Accrued Interest	2,230.18
Late Charges	77.87
Other Charges/Fees	70.00
Total	\$168,419.05

34. The First Note Indebtedness, the Second Note Indebtedness, the Third Note Indebtedness, and the Fourth Note Indebtedness shall be referred to herein collectively as the “Collective Note Indebtedness”.

Notices of Default to Steggeman Investments LLC

35. By letter dated April 21, 2025, the Bank provided written notice to Steggeman Investments of the upcoming maturity of the First Note and Second Note and that, before the Bank would consider renewing the same, delinquent real estate taxes would need to be paid current, the Bank would need tax returns for years 2023 and 2024, and delinquent installment payments would need to be paid current. A true and correct copy of the Bank’s April 21, 2025 letter to Steggeman Investments LLC is attached to this Complaint as **Exhibit E**. Steggeman Investments LLC failed to respond to the Bank’s April 21, 2025 letter and failed to comply with the Bank’s renewal conditions.

36. By letters dated August 6, 2025 and September 11, 2025, counsel for Plaintiff delivered additional written notices to Defendant Steggeman Investments LLC regarding maturity of the Second Note as well as events of default under the First Note, the Third Note and the Fourth Note due to the cross-default provisions of said notes triggered by Steggeman Investments LLC’s default under the Second Note. Counsel for the Bank further notified Steggeman Investments LLC that unless a written forbearance agreement was reached within 7 days (of the September 11, 2025 letter), it would commence efforts to enforce and collect under the loans, including foreclosure of the properties mortgaged to secure the same. True and correct copies of

the August 6, 2025 and September 11, 2025 letters from Bank's counsel to Steggeman Investments LLC are attached to this Complaint as **Exhibit F**. Steggeman Investments LLC failed to respond to the August 6, 2025 and September 11, 2025 letters from the Bank's counsel.

COUNT II (FORECLOSURE OF REAL PROPERTY)

37. The Bank realleges and incorporates all preceding paragraphs of this Complaint as if fully set forth herein.

The First Mortgage

38. On September 12, 2018, Steggeman Investments LLC and Michael J. Steggeman, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the First Mortgage") pledging as collateral the following real properties (collectively, the "First Mortgage Properties"):

925 West Eula Court, Glendale, WI

THE NORTH 165 FEET OF LOT 4, BLOCK 5, ASSESSMENT SUBDIVISION NO. 75, BEING A PART OF LOT 128, IN COMSTOCK AND WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1 TO 5 INCLUSIVE, IN SECTION 5, SOUTHEAST 1/4 OF SECTION 5, AND NORTHWEST 1/4 OF SECTION 4, TOWN 7 NORTH, RANGE 22 EAST, CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

4760 North 118th Street, Wauwatosa, WI

LOT NINE (9), AND THE NORTH 13.50 FEET OF LOT TEN (10), AND THE WEST ONE-HALF (1/2) OF THAT PART OF THE VACATED ALLEY ADJOINING SAID PREMISES ON THE EAST IN BLOCK TWO (2) IN CLARKE'S SUBDIVISION, BEING A PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION SIX (6),

IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, STATE OF WISCONSIN.

2342 South 76th Street, West Allis, WI

LOT 30 AND THE NORTH 15 FEET OF LOT 29, IN BLOCK 4, IN AGNEW'S HIGHLAND ACRES NO. 2, BEING PART OF THE NORTHWEST 1/4 OF SECTION 10, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

4300 N. 100th Street, Wauwatosa, WI

LOT 16, IN BLOCK 1, IN BROOKLYN TERRACE, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 5, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA AND THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

7624 N. Seneca Road, Fox Point, WI

LOT TEN (10) BLOCK TWO (2) CALUMET DOWNS BEING A SUBDIVISION OF A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

5237 North 26th Street, Glendale, WI

LOT 20, IN BLOCK 1, IN LINCOLN PARK HIGHLANDS NO. 3, BEING A RE-SUBDIVISION OF LOT 4, CHARLOTTE A. QUENTIN'S SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

2052 South 85th Street, West Allis, WI

LOT 17, IN BLOCK 1, IN ASSESSOR'S PLAT NO. 254, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 4, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY

OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

5016 North Lydell Avenue, Whitefish Bay, WI

THE NORTH 16 FEET OF LOT 18, ALL OF LOT 19 AND THE SOUTH 7 FEET OF LOT 20, IN BLOCK 4, IN ROSEFELT-SPEER ADDITION NO. 1, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 32, IN TOWNSHIP 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF WHITEFISH BAY, MILWAUKEE COUNTY, WISCONSIN.

3431 North 107th Street, Wauwatosa, WI

LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED ONE (1), IN CURRIE PARKWAY, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NUMBERED EIGHT (8), IN TOWNSHIP SEVEN (7) NORTH, RANGE NUMBERED TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

5356 North Bethmaur Lane, Glendale, WI

PART OF LOT 7 IN CHARLOTTE A. QUENTIN'S SUBDIVISION, OF THE NORTHWEST 1/4 OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCING 1080 FEET NORTH AND 660 FEET EAST OF THE SOUTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 22 EAST, THENCE EAST 130 FEET, THENCE NORTH 82 FEET, THENCE WEST 130 FEET, THENCE SOUTH 82 FEET TO THE PLACE OF BEGINNING; RESERVING THEREFROM THE WEST 30 FEET FOR ROAD PURPOSES.

5533 North Argyle Avenue, Glendale, WI

LOT 9, IN BLOCK 4, IN CRESTWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND A PART OF LOT 9, IN CHARLOTTE A. QUENTIN'S SUBDIVISION, IN THE

CITY OF GLENDALE, MILWAUKEE COUNTY,
WISCONSIN.

8023 North 45th Street, Brown Deer, WI

LOT 4, IN BLOCK 3, IN NOONAN HEIGHTS
SUBDIVISION, BEING A SUBDIVISION IN THE
SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 8 NORTH,
RANGE 21 EAST, IN THE VILLAGE OF BROWN DEER,
COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

3307 West Lynndale Avenue, Greenfield, WI

LOT 35, BLOCK 14, L YNNDAL NO. 2, A SUBDIVISION
OF A PART OF THE SOUTHEAST 1/4 OF SECTION 13,
TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF
GREENFIELD, COUNTY OF MILWAUKEE, STATE OF
WISCONSIN.

1442 South 57th Street, West Allis, WI

THE NORTH 22.5 FEET OF LOT 53 AND THE SOUTH 15
FEET OF LOT 54 IN BLOCK 6 IN BRACKEN BRAE
GARDENS, A PART OF THE SOUTHWEST 1/4 OF
SECTION 35, TOWNSHIP 7 NORTH, RANGE 21 EAST,
AND PART OF THE NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY
OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF
WISCONSIN.

1340 South 63rd Street, West Allis, WI

LOT 26, IN BLOCK 6, IN RE-SUBDIVISION OF
SOLDIERS HOME HEIGHTS COMPANY'S
SUBDIVISION, IN THE SOUTHWEST 1/4 OF SECTION
34, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE
CITY OF WEST ALLIS, MILWAUKEE COUNTY,
WISCONSIN.

5726 N. Sievers Place, Glendale, WI

LOT 27, IN BLOCK 1, IN RIVER FOREST, BEING A
SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF
SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST,

IN THE CITY OF GLENDALE, MILWAUKEE COUNTY,
STATE OF WISCONSIN.

1508 East Olive Street, Shorewood, WI

LOT 18 IN BLOCK 4 IN SHOREWOOD PARK, BEING A
SUBDIVISION OF WEST 40 ACRES OF THE EAST 80
ACRES OF THE SOUTH 130 ACRES OF THE
SOUTHEAST 1/4 OF SECTION 4, IN TOWNSHIP 7
NORTH, RANGE 22 EAST, IN THE VILLAGE OF
SHOREWOOD, COUNTY OF MILWAUKEE, STATE OF
WISCONSIN.

4610 North River Park Boulevard, Glendale, WI

LOT 3, IN BLOCK 2, IN ASSESSMENT SUBDIVISION
NO. 75, BEING A PART OF LOT 128 OF COMSTOCK AND
WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1
TO 5 INCLUSIVE, IN SECTION 5, IN THE SOUTHEAST
1/4 OF SECTION 5 AND NORTHWEST 1/4 OF SECTION
4, ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN
THE CITY OF GLENDALE, MILWAUKEE COUNTY,
WISCONSIN.

9438 North Port Washington Road, Bayside, WI

LOT 1, IN BLOCK 1, IN ORCHARD HIGHLANDS, BEING
A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF
SECTION 5, IN TOWNSHIP 8 NORTH, RANGE 22 EAST,
IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY,
WISCONSIN.

6663 Hillside Lane, Wauwatosa, WI

LOT 43 IN BLOCK 4 IN HYDE PARK, OF PART OF THE
NORTHEAST 1/4 OF SECTION 27, IN TOWNSHIP 7
NORTH, RANGE 21 EAST, IN THE CITY OF
WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

4766 North 118th Street, Wauwatosa, WI

LOT 8 AND THE WEST 7 1/2 FEET OF VACATED ALLEY
ABUTTING SAID PREMISES ON THE EAST IN BLOCK 2
IN CLARKE'S SUBDIVISION, BEING A PART OF THE

NORTHWEST 1/4 OF SECTION 6, IN TOWNSHIP 7
NORTH, RANGE 21 EAST, IN THE CITY OF
WAUWATOSA, MILWAUKEE COUNTY.

39. A true and correct copy of the First Mortgage, as recorded in the Office of the Register of Deeds for Milwaukee County on September 13, 2018 as Document No. 10811398, is attached hereto as **Exhibit G**, and its terms are incorporated as if fully set forth herein.

40. The Bank is the lawful owner and holder of the First Mortgage.

41. Upon information and belief, each of the First Mortgage Properties are parcels of land that are other than (i) owner-occupied one to four family residences, (ii) farms, (iii) churches, or (iv) tax-exempt charitable organizations.

42. Each of the First Mortgage Properties are so situated that in the event of a sheriff's sale, a sale of each parcel as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Second Mortgage

43. On September 12, 2018, Steggeman Investments LLC, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Second Mortgage") pledging as collateral the following real properties (collectively, the "Second Mortgage Properties"):

2385 North Calhoun Road, Brookfield, WI

LOT 23, IN BLOCK 3, IN MAPLE HILLS, BEING A PART
OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND
NORTHEAST 1/4 OF SECTION 16, IN TOWNSHIP 7
NORTH, RANGE 20 EAST, IN THE CITY OF

BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

1170 Georges Avenue, Brookfield, WI

LOT 15, IN BLOCK 10, IN GREENFIELD HEIGHTS ESTATES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 33, IN TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

44. A true and correct copy of the Second Mortgage, as recorded in the Office of the Register of Deeds for Waukesha County on September 13, 2018 as Document No. 4360674, is attached hereto as **Exhibit H**, and its terms are incorporated as if fully set forth herein.

45. The Bank is the lawful owner and holder of the Second Mortgage.

46. Upon information and belief, each of the Second Mortgage Properties are parcels of land that are other than (i) owner-occupied one to four family residences, (ii) farms, (iii) churches, or (iv) tax-exempt charitable organizations.

47. Each of the Second Mortgage Properties are so situated that in the event of a sheriff's sale, a sale of each parcel as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Third Mortgage

48. On September 12, 2018, Steggeman Investments LLC and Michael J. Steggeman, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Third Mortgage") pledging as collateral the following real property (the "Third Mortgage Property"):

LOT 81, IN LAC DU COURS, BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4, SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

49. A true and correct copy of the Third Mortgage, as recorded in the Office of the Register of Deeds for Ozaukee County on September 13, 2018 as Document No. 1068925, is attached hereto as **Exhibit I**, and its terms are incorporated as if fully set forth herein.

50. The Bank is the lawful owner and holder of the Third Mortgage.

51. Upon information and belief, the Third Mortgage Property is a parcel of land that is other than (i) an owner-occupied one to four family residence, (ii) a farm, (iii) a church, or (iv) a tax-exempt charitable organization.

52. The Third Mortgage Property is so situated that in the event of a sheriff's sale, a sale of the Third Mortgage Property as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Fourth Mortgage

53. On December 5, 2019, Steggeman Investments LLC, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Fourth Mortgage") pledging as collateral the following real property (the "Fourth Mortgage Property"):

UNITS 2601 AND 2603 IN REGENCY HOUSE CONDOMINIUM(S) CREATED BY A "DECLARATION OF CONDOMINIUM" RECORDED ON AUGUST 1, 1974, IN THE OFFICE OF THE REGISTER OF DEEDS FOR MILWAUKEE COUNTY, WISCONSIN, AS DOCUMENT NO. 4860556, AND ANY AMENDMENTS AND/OR CORRECTIONS THERETO, AND BY ITS CONDOMINIUM PLAT AND ANY AMENDMENT AND/OR CORRECTIONS THERETO. SAID LAND BEING IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, WISCONSIN.

54. A true and correct copy of the Fourth Mortgage, as recorded in the Office of the Register of Deeds for Milwaukee County on December 5, 2019 as Document No. 10932463, is attached hereto as **Exhibit J**, and its terms are incorporated as if fully set forth herein.

55. The Bank is the lawful owner and holder of the Fourth Mortgage.

56. Upon information and belief, the Fourth Mortgage Property is a parcel of land that is other than (i) an owner-occupied one to four family residence, (ii) a farm, (iii) a church, or (iv) a tax-exempt charitable organization.

57. The Fourth Mortgage Property is so situated that in the event of a sheriff's sale, a sale of the Fourth Mortgage Property as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

The Fifth Mortgage

58. On May 30, 2018, Steggeman Investments LLC, for good and valuable consideration, and to secure all present and future debts of Steggeman Investments LLC to the Bank, executed and delivered to the Bank a Real Estate Mortgage ("the Fifth Mortgage") pledging as collateral the following real property (the "Fifth Mortgage

Property”):

LOT 38, IN BLOCK 7, IN CENTRAL IMPROVEMENT COMPANY'S SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

59. A true and correct copy of the Fifth Mortgage, as recorded in the Office of the Register of Deeds for Milwaukee County on May 31, 2018 as Document No. 10780965, is attached hereto as **Exhibit K**, and its terms are incorporated as if fully set forth herein.

60. The Bank is the lawful owner and holder of the Fifth Mortgage.

61. Upon information and belief, the Fifth Mortgage Property is a parcel of land that is other than (i) an owner-occupied one to four family residence, (ii) a farm, (iii) a church, or (iv) a tax-exempt charitable organization.

62. The Fifth Mortgage Property is so situated that in the event of a sheriff's sale, a sale of the Fifth Mortgage Property as a whole would be in the best interests of and more beneficial to all parties than a sale by subdivided parcels.

Foreclosure of Mortgaged Properties and Subordinate Liens

63. The First Mortgage, the Second Mortgage, the Third Mortgage, the Fourth Mortgage, and the Fifth Mortgage shall be referred to herein collectively as “the Mortgages”.

64. The First Mortgage Properties, the Second Mortgage Properties, the Third Mortgage Property, the Fourth Mortgage Property and the Fifth Mortgage Property shall be referred to herein as the “Mortgaged Properties”.

65. The Mortgages, and the Mortgaged Properties pledged thereby, secure payment of the Collective Indebtedness.

66. Pursuant to the terms of each of the Mortgages, as a result of the maturity defaults under the First Note and the Second Note, as well as acceleration of all amounts due under the Third Note and the Fourth Note, the Bank is now entitled to foreclose each of the Mortgages, and the Mortgaged Properties pledged thereby, in accordance with Wisconsin law and sell the same with the proceeds from said sales to be applied to the Collective Indebtedness owed the Bank.

67. The Bank, pursuant to the terms of its Mortgages and Wis. Stat. § 846.103, hereby exercises its right, as to the Mortgaged Properties mortgaged by Defendant Steggeman Investments LLC only, to waive judgment for any deficiency that may remain due to the Bank after the sale of said Mortgaged Properties mortgaged by Defendant Steggeman Investments LLC, and is therefore entitled to sell the Mortgaged Premises mortgaged by Steggeman Investments LLC upon the expiration of three (3) months from the date when judgment is entered.

68. As to the Mortgaged Properties mortgaged by Defendant Michael J. Steggeman, the Bank preserves and does not waive judgment for any deficiency that may remain due to the Bank after the sale of the Mortgaged Properties mortgaged by Defendant Michael J. Steggeman, and is therefore entitled to sell the Mortgaged Properties mortgaged by Michael J. Steggeman upon the expiration of six (6) months from the date when judgment is entered.

69. With the exception of this action, no proceedings have been had at law or

otherwise for the recovery of the Collective Indebtedness secured by the Mortgages.

70. Upon information and belief, the City of Milwaukee may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on July 1, 2025, Case No. 2025TJ000483, against Steggeman Investments LLC, in the amount of \$500.00. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

71. Upon information and belief, the City of West Allis may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on April 15, 2025, Case No. 2025TJ000273, against Steggeman Investments LLC, in the amount of \$7,505.00. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

72. Upon information and belief, the City of Brookfield may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Waukesha County on January 30, 2025, Case No. 2025TJ000010, against Steggeman Investments LLC, in the amount of \$5,920.00. Said interests or liens, however, are subject to and

subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

73. Upon information and belief, Regency House may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, unpaid condominium assessments or liens upon or against one or more parcels comprising the Mortgaged Properties. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

74. Upon information and belief, Genesis 3 Adult Home, Inc. may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on May 29, 2024, Case No. 2023SC021099, against Michael J. Steggeman, in the amount of \$6,494.25. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

75. Upon information and belief, Leonard Hug may have or claim to have interests or liens in and to all or part of the Mortgaged Properties by virtue of, without limitation, a judgment docketed in the Circuit Court for Milwaukee County on February 26, 2019, Case No. 2019SC001059, against Michael J. Steggeman, in the

amount of \$1,603.00. Said interests or liens, however, are subject to and subordinate to the Bank's Mortgages upon each of the Mortgaged Properties and shall be declared as such and forever barred and foreclosed by operation of this action and any judgment rendered herein.

COUNT III (PERSONAL GUARANTEES)

76. The Bank realleges and incorporates all preceding paragraphs of this Complaint as if fully set forth herein.

77. On or about August 17, 2017, Defendant Michael J. Steggeman, for good and valuable consideration, and to induce the Bank to make the above-referenced loans, executed and delivered to the Bank an unlimited continuing guaranty (the "Guaranty").

78. Pursuant to the Guaranty, Michael J. Steggeman unconditionally guaranteed to the Bank the payment and performance of each and every debt of the Steggeman Investments LLC the Bank, whether such debts were then existing or whether such debts were created or incurred in the future, including, without limitation, the Collective Indebtedness. A true and correct copy of the Guaranty is attached hereto as **Exhibit L**, and its terms are incorporated as if fully set forth herein.

79. Pursuant to the terms of the Guaranty, Defendant Michael J. Steggeman is liable and indebted to the Bank in the same amount and to the same extent as Steggeman Investments LLC, plus the Bank's expenses of collection, enforcement or protection of the Bank's rights and remedies under the Guaranty, including attorneys'

fees, court costs and other legal expenses, and said amounts are now immediately due and owing to the Bank.

WHEREFORE, Plaintiff demands:

A. A declaration that the Collective Indebtedness is secured by the Mortgages, as well as the Mortgaged Properties pledged thereby, and is now due and payable to the Bank;

B. Judgment of foreclosure and sale of the Mortgaged Properties, along with all property and improvements affixed thereto, pursuant to the provisions of Chapter 846 of the Wisconsin Statutes;

C. That the amounts due Plaintiff for payment of insurance premiums, unpaid property taxes, and other expenditures for the protection of the Mortgaged Properties be determined and added to the Collective Indebtedness due the Bank;

D. That all rights, titles, interests, claims and equities of redemption of each of the Defendants, and persons claiming under them, in and to any one or all of the Mortgaged Properties, as well as any persons whose right, title, interest, claim or equity arose subsequent to the recording of the *lis pendens* relative to this matter, be declared subordinate and forever barred and foreclosed, except any statutory right to redeem the same before sale as provided by law;

E. That each of the parcels comprising the Mortgaged Properties that were mortgaged to the Bank by Steggeman Investments LLC be adjudged and ordered to be sold at any time after three (3) months from the entry of judgment herein, unless prior thereto said premises are redeemed in any manner provided by law;

F. That each of the parcels comprising the Mortgaged Properties that were mortgaged to the Bank by Michael J. Steggeman be adjudged and ordered to be sold at any time after six (6) months from the entry of judgment herein, unless prior thereto said premises are redeemed in any manner provided by law;

G. That each of the parcels comprising the Mortgaged Properties be sold for application toward the Collective Indebtedness due Plaintiff, plus additional accrued interest, charges and expenses due under the Business Notes referenced above as well as all fees, costs and expenses to which Plaintiff is entitled, including (without limitation) attorneys' fees and expenses incurred in relation to this foreclosure proceeding, subsequent to the date of judgment;

H. That no judgment of deficiency shall be entered against Defendant Steggeman Investments LLC;

I. That the Bank preserves and shall be entitled to a judgment of deficiency as against Defendant Michael J. Steggeman;

J. That any real property tax liens now existing or which may accrue prior to confirmation of a sale of each of the parcels comprising the Mortgaged Properties may be paid and added to the amount due Plaintiff;

K. That in the event the sheriff sales of the Mortgaged Properties generates a surplus after payment of all amounts due Plaintiff, said surplus shall be subject to further order of the Court;

L. That, pursuant to Wis. Stat. § 846.09, Plaintiff may amend its complaint at any time prior to sheriff sale of the Mortgaged Properties to add as defendants any

persons or entities who may have or claim interests in one or more of the Mortgaged Properties that may be affected by this action, or who are proper or necessary parties to this action;

M. That the Defendants, their agents and servants, or any person occupying any one or more of the Mortgaged Properties, or any part or parcel thereof, be enjoined or restrained from committing waste during the pendency of this action;

N. That Plaintiff be allowed to enter and weatherize the Mortgaged Properties, or any part or parcel thereof, if Defendants, their agents and servants, or any person occupying the same fails to do so; and

O. For such other relief as the Court deems just and equitable.

Dated: October 14, 2025

O'NEIL, CANNON, HOLLMAN, DEJONG & LAING S.C.
Attorneys for Plaintiff

Electronically signed by John R. Schreiber

John R. Schreiber, Esq.

State Bar No. 1041490

111 East Wisconsin Avenue, Suite 1400

Milwaukee, Wisconsin 53202

(414) 276-5000 – Telephone

(414) 276-6581 – Fax

John.schreiber@wilaw.com

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT A
(First Note)

Loan Number: 60011254

Rate Modification

BUSINESS		eF/PCO	
W.B.A.	451 (4/20/20)	11221	
© 2020 Wisconsin Bankers Association/Distributed by FIP/PCO®			
Steggeman Investments LLC			

BUSINESS NOTE COPY
(Use only for business purpose loans)

Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) June 30, 2020 (DATE) \$ 3,566,584.82
1. Promise to Pay and Payment Schedule. The undersigned ("Maker," whether one or more) promises to pay to the order of Bank of Lake Mills ("Lender") at 136 E. Madison St Lake Mills, Wisconsin, the sum of \$ 3,566,584.82, plus interest as set forth below, according to the following schedule:
61 equal payments of \$21,238.50 are due on July 12, 2020 and on the same day(s) of each succeeding month thereafter, plus a final payment of the unpaid principal and interest is due on August 12, 2025. All payments include principal and interest.

2. Interest. Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

(a) ☒ Fixed Interest Rate 3.890 %

(b) ☐ Stepped Fixed Interest Rate. n/a % until n/a and n/a % thereafter.

(c) ☐ Variable Interest Rate. The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates: n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable index.

(d) Payment Modification. If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

(e) Interest After Maturity and Application of All Payments. Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 3.890 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.

(f) ☐ Compounding. Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.

(g) ☐ Interest Calculation (Actual Days). Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:

[Check (1) or (2); only one shall apply.]

(1) ☐ 360 Day Rate Calculation. The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

(2) ☐ 365 Day Rate Calculation. The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

(h) ☒ Interest Calculation (30/360). Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

3. Other Charges. If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

4. Collateral Disclaimer. ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a dated n/a. A special flood hazard area is an area designated as such under the National Flood Insurance Program.

5. Renewal. ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated December 5, 2019

6. Prepayment. Full or partial prepayment of this Note ☐ is permitted at any time without penalty ☒ "See 13. Other Provisions"

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2
Steggeman Investments LLC

(SEAL)

A Wisconsin Limited Liability Company

(Type of Organization)

Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 N Astor Street Unit 2601

Milwaukee, WI 53202

(ADDRESS)

(PHONE)

FOR LENDER CLERICAL USE ONLY

Kory Hampton/Is, Vice Pres. Comm. Banking

Collateral: Multi Properties Mortgage & Assignment of Leases and Rents on all Properties; Unlimited
Personal Guaranty from Michael J. Steggeman

LOAN OFFICER

Page 1 of 2

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS, THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.
Unlimited Personal Guaranty from Michael J. Stegeman dated 08/17/17

5/4/3/2/1 Prepayment penalty language.

Partial prepayment of this Note is permitted at any time without penalty. However, notwithstanding anything to the contrary in this Note, upon full prepayment of this Note, Maker shall be obligated to pay Lender a prepayment penalty assessed as follows:

1. If the prepayment occurs before the first anniversary date of this Note, the prepayment penalty will equal five percent (5%) of the principal amount prepaid.
2. If the prepayment occurs on or after the first anniversary date of this Note, but before the second anniversary date of this Note, the prepayment penalty will equal four percent (4%) of the principal amount prepaid.
3. If the prepayment occurs on or after the second anniversary date of this Note, but before the third anniversary date of this Note, the prepayment penalty will equal three percent (3%) of the principal amount prepaid.
4. If the prepayment occurs on or after the third anniversary date of this Note, but before the fourth anniversary date of this Note, the prepayment penalty will equal two percent (2%) of the principal amount prepaid.
5. If the prepayment occurs on or after the fourth anniversary date of this Note but before the fifth anniversary date of this Note, the prepayment penalty will equal one percent (1%) of the principal amount prepaid.

The anniversary date of this Note shall be June 30th of each year.

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT B
(Second Note)

DocuSign Envelope ID: 45A25856-7A1D-4D23-9BB1-009923E2BE3E

Renewal

Loan# 60017384

BUSINESS		eFIPCO
W. B. A.	451 (4/20/20)	11221

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Steggeman Investments, LLC

BUSINESS NOTE

(Use only for business purpose loans)

Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) _____ (DATE) January 7, 2025 \$ 525,641.05

1. Promise to Pay and Payment Schedule. The undersigned ("Maker," whether one or more) promises to pay to the order of _____
Bank of Lake Mills ("Lender") at 136 E. Madison St
Lake Mills, Wisconsin, the sum of \$ 525,641.05, plus interest as set forth
below, according to the following schedule:
5 equal payments of \$4,726.98 are due on February 5, 2025 and on the same day(s) of each succeeding month thereafter, plus a final payment of
the unpaid principal and interest is due on July 5, 2025. All payments include principal and interest.

2. Interest. Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

- (a) ☒ **Fixed Interest Rate.** 9.000 %
 (b) ☐ **Stepped Fixed Interest Rate.** n/a % until n/a and n/a % thereafter.
 (c) ☐ **Variable Interest Rate.** The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:
n/a

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates:
n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable Index.

- (d) **Payment Modification.** If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

- (e) **Interest After Maturity and Application of All Payments.** Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 9.000 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.

- (f) ☐ **Compounding.** Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.

- (g) ☐ **Interest Calculation (Actual Days).** Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:

[Check (1) or (2); only one shall apply.]

- (1) ☐ **360 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

- (2) ☐ **365 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.

- (h) ☒ **Interest Calculation (30/360).** Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

- 3. Other Charges.** If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

- 4. Collateral Disclaimer.** ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a

A special flood hazard area is an area designated as such under the National Flood Insurance Program.

- 5. Renewal.** ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated December 5, 2019

- 6. Prepayment.** Full or partial prepayment of this Note ☒ is permitted at any time without penalty ☐ n/a

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2.
Steggeman Investments, LLC

(SEAL)

A Wisconsin Limited Liability Company

(Type of Organization)

By Michael J. Steggeman
Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 N Astor Street #2601 & 2603

Milwaukee, WI 53202

(ADDRESS)

(PHONE)

Collateral: 929 N. Astor St., Unit 2601 & 2603, Milwaukee, WI.; Unlimited Personal Guaranty from
Michael J. Steggeman

Kory Hampton rt, Vice Pres. Comm.

Banking

LOAN OFFICER

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, Indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS, THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.
Unlimited Personal Guaranty from Michael J. Sleggeman dated May 9, 2019.

DS
X 

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT C
(Third Note)

DocuSign Envelope ID: 7BF5FDF0-B220-460B-9309-64E0156CDF0A

Renewal

Loan#60009640

BUSINESS		eFIPCO
W. B. A.	451 (4/20/20)	11221

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Steggeman Investments, LLC

BUSINESS NOTE

(Use only for business purpose loans)

Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) June 30, 2023 (DATE) \$ 94,333.28

1. Promise to Pay and Payment Schedule. The undersigned ("Maker," whether one or more) promises to pay to the order of Bank of Lake Mills ("Lender") at 136 E. Madison St Lake Mills, Wisconsin, the sum of \$ 94,333.28, plus interest as set forth below, according to the following schedule:
60 equal payments of \$803.78 are due on July 30, 2023 and on the same day(s) of each succeeding month thereafter, plus a final payment of the unpaid principal and interest is due on July 30, 2028. All payments include principal and interest.

2. Interest. Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

- (a) ☒ **Fixed Interest Rate.** 8.250 %
 (b) ☐ **Stepped Fixed Interest Rate.** n/a % until n/a and n/a % thereafter.
 (c) ☐ **Variable Interest Rate.** The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:
n/a

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates:
n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable Index.

- (d) **Payment Modification.** If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

- (e) **Interest After Maturity and Application of All Payments.** Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 8.250 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.
 (f) ☐ **Compounding.** Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.
 (g) **Interest Calculation (Actual Days).** Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:
 [Check (1) or (2); only one shall apply.]
 (1) ☐ **360 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
 (2) ☐ **365 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
 (h) ☒ **Interest Calculation (30/360).** Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

3. Other Charges. If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

4. Collateral Disclaimer. ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a.

A special flood hazard area is an area designated as such under the National Flood Insurance Program.

5. Renewal. ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated May 30, 2018.

6. Prepayment. Full or partial prepayment of this Note ☒ is permitted at any time without penalty ☐ n/a

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2.
Steggeman Investments, LLC

(SEAL)

A Wisconsin Limited Liability Company

Designated by: (Type of Organization)

By Michael J. Steggeman (SEAL)
Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

929 N Astor Street # 2404Milwaukee, WI 53202

(ADDRESS)

(PHONE)

Collateral: 1809 S 60th St., West Allis, WI.; Assignment of Leases and Rents; Unlimited Personal Guaranty from Michael J. Steggeman

FOR LENDER CLERICAL USE ONLY

Kory Hampton rt, Vice Pres. Comm.

Banking LOAN OFFICER

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS. THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the Internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.
Unlimited Personal Guaranty from Michael J. Steggeman dated 08/17/2017.
\$108,000 Mortgage dated May 30, 2018 as doc# 10780965.
Assignment of Leases and Rents dated May 30, 2018 as doc# 10780966.

DS
X MJS

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT D
(Fourth Note)

DocuSign Envelope ID: FD2243B4-FE98-4174-9933-57253C63C8AE

Renewal

Loan# 60013133

BUSINESS		eFIPCO
W. B. A.	451 (4/20/20)	11221

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Steggeman Investments LLC

BUSINESS NOTE
(Use only for business purpose loans)Boxes checked are applicable.
Boxes not checked are inapplicable.

(MAKER) April 5, 2024 (DATE) \$ 170,726.06

1. **Promise to Pay and Payment Schedule.** The undersigned ("Maker," whether one or more) promises to pay to the order of Bank of Lake Mills ("Lender") at 136 E. Madison St Lake Mills, Wisconsin, the sum of \$ 170,726.06, plus interest as set forth below, according to the following schedule:
60 equal payments of \$1,557.46 are due on April 18, 2024 and on the same day(s) of each succeeding month thereafter, plus a final payment of the unpaid principal and interest is due on April 18, 2029. All payments include principal and interest.

2. **Interest.** Interest shall accrue before maturity (whether by acceleration or lapse of time) at the stated interest rate(s) identified in section 2(a), (b) or (c) below (each a "stated interest rate"), as applicable, on the unpaid principal balance, calculated as provided in section 2(g) or (h), as applicable, below:

[Check (a), (b) or (c); only one shall apply.]

- (a) ☒ **Fixed Interest Rate.** 9.250 %
(b) ☐ **Stepped Fixed Interest Rate.** n/a % until n/a and n/a % thereafter.
(c) ☐ **Variable Interest Rate.** The stated interest rate is variable and will adjust to equal the Index Rate (as defined below), ☐ plus ☐ minus n/a percentage points. However, the stated interest rate shall not exceed n/a % and shall not be less than n/a %. ☐ The minimum stated interest rate shall not be applicable until the first rate change date. Until the first change date described below, the stated interest rate shall be n/a %. The stated interest rate shall be adjusted on the change dates provided below. The "Index Rate" is:
n/a

The Index Rate may or may not be the lowest rate charged by Lender. The stated interest rate shall be adjusted on the following change dates:
n/a

If the Index Rate ceases to be made available to Lender during the term of this Note, Lender may substitute a comparable Index.

- (d) **Payment Modification.** If section 2(b) or (c) above is checked, an adjustment in the stated interest rate will result in an increase or decrease in (1) ☐ the amount of each payment of interest, (2) ☐ the amount of the final payment, (3) ☐ the number of scheduled periodic payments sufficient to repay this Note in substantially equal payments, (4) ☐ the amount of each remaining payment of principal and interest so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date, (5) ☐ the amount of each remaining payment of principal and interest (other than the final payment) so that those remaining payments will be substantially equal and sufficient to repay this Note by its scheduled maturity date based on the original amortization schedule used by Lender, plus the final payment of principal and interest, or (6) ☐ n/a

In addition, Lender is authorized to change the amount of periodic payments if and to the extent necessary to pay in full all accrued interest owing on this Note. Maker agrees to pay any resulting payments or amounts.

- (e) **Interest After Maturity and Application of All Payments.** Interest shall accrue on unpaid principal and interest after maturity (whether by acceleration or lapse of time) until paid ☐ at the stated interest rate(s) under section 2(a), (b) or (c) above, as applicable, plus n/a percentage points ☒ at the stated interest rate of 9.250 %, calculated as provided in section 2(g) or (h), as applicable, below. All payments applied to this Note shall be applied in such order as Lender determines to interest, principal and payments due under this Note or any agreement securing this Note.
(f) ☐ **Compounding.** Prior to maturity (whether by acceleration or lapse of time), unpaid and past due interest shall bear interest from its due date at the stated interest rate then in effect for this Note under Section 2(a), (b) or (c) above, as applicable, calculated as provided in section 2(g) or (h), as applicable, below.
(g) ☒ **Interest Calculation (Actual Days).** Interest will be calculated by applying a daily interest rate for the actual number of days interest is owing, up to 365 days in a full year or 366 days in a full leap year. The daily interest rate will be calculated as follows:

[Check (1) or (2); only one shall apply.]

- (1) ☐ **360 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 360 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 360. Maker understands and agrees that calculating the daily interest rate using a 360 day year means the actual annual interest rate in a 365 day year and in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
(2) ☒ **365 Day Rate Calculation.** The daily interest rate will be calculated on the basis of a 365 day year, which means that it is calculated by dividing the applicable stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above, by 365. Maker understands and agrees that calculating the daily interest rate using a 365 day year means the actual annual interest rate in a 366 day leap year is higher than the stated interest rate in section 2(a), (b) or (c), above, as applicable, and in section 2(e), above.
(h) ☐ **Interest Calculation (30/360).** Interest will be calculated by applying the applicable stated interest rate based on a 360 day year, counting each day as one thirtieth of a month and disregarding differences in lengths of months and years.

3. **Other Charges.** If any payment (other than the final payment) is not made on or before the 10th day after its due date, Lender may collect a delinquency charge of ☒ 5.000 % of the unpaid amount ☐ n/a. Maker agrees to pay a charge of \$ 15.00 for each check or electronic debit presented for payment under this Note which is returned unsatisfied.

4. **Collateral Disclaimer.** ☒ Lender disclaims as collateral security for this Note (i) any real estate mortgage or security agreement covering real property on which any building is located in a special flood hazard area, and (ii) any mobile home located in a special flood hazard area, when such collateral security arises under a mortgage or agreement between Lender ☒ and Maker ☒ and any indorser or guarantor of this Note or any other person providing collateral security for Maker's obligations; provided, however, Lender does not disclaim any such collateral security arising under a real estate mortgage or security agreement taken contemporaneously with this Note or real estate mortgage(s) or security agreement(s) in favor of Lender, whenever taken, from n/a.

A special flood hazard area is an area designated as such under the National Flood Insurance Program.

5. **Renewal.** ☒ This Note renews and does not satisfy or discharge a note Maker executed to Lender dated February 18, 2019

6. **Prepayment.** Full or partial prepayment of this Note ☒ is permitted at any time without penalty ☐ n/a

THIS NOTE INCLUDES ADDITIONAL PROVISIONS ON PAGE 2
Steggeman Investments LLC

(SEAL)

A Wisconsin Limited Liability Company

Designated by: (Type of Organization)

By Michael J. Steggeman
Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 Astor Street # 2404Milwaukee, WI 53202

(ADDRESS)

(PHONE)

FOR LENDER CLERICAL USE ONLY
Collateral: 1112 S 60th St, West Allis, WI.; Assignment of Leases and Rents on all Properties; Unlimited
Personal Guaranty from Michael J. Steggeman

Kory Hampton rt, Vice Pres. Comm.
Banking
LOAN OFFICER

ADDITIONAL PROVISIONS

7. Default and Enforcement. Upon the occurrence of any one or more of the following events of default: (a) Maker fails to pay any amount when due under this Note or under any other instrument evidencing any indebtedness of Maker to Lender, (b) any representation or warranty made under this Note or information provided by Maker or any guarantor of this Note to Lender in connection with this Note is or was false or fraudulent in any material respect, (c) a material adverse change occurs in Maker's financial condition, (d) Maker fails to timely observe or perform any of the covenants or duties contained in this Note, (e) any guarantee of Maker's obligations under this Note is revoked or becomes unenforceable for any reason, (f) Maker, Maker's spouse or a surety or guarantor of this Note dies or ceases to exist, (g) an event of default occurs under any agreement securing this Note, or (h) Lender at any time believes in good faith that the prospect of payment or performance under this Note, under any other instrument evidencing any indebtedness of Maker to Lender or under any agreement securing this Note is impaired, then the unpaid balance shall, at the option of Lender, without notice, mature and become immediately payable. The unpaid balance shall automatically mature and become immediately payable in the event any Maker or any surety, indorser or guarantor for any of Maker's obligations under this Note becomes the subject of bankruptcy or other insolvency proceedings. Lender's receipt of any payment on this Note after the occurrence of an event of default shall not constitute a waiver of the default or the Lender's rights and remedies upon such default. Lender may waive any default without waiving any other subsequent or prior default by Maker. Lender may also fail or delay in exercising any right, power or remedy under this Note without waiving any such right, power or remedy. Lender's single or partial exercise of any right, power or remedy under this Note shall not preclude any other or further exercise of any right, power or remedy. To the extent not prohibited by law, Maker consents that venue for any legal proceeding relating to collection of this Note shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Maker resides or the county and state in which this Note was executed and Maker submits to the jurisdiction of any such court.

8. Security. Except for collateral disclaimed as security for this Note under section 4 on page 1 of this Note, this Note is secured by all existing and future security agreements and mortgages between Lender and Maker, between Lender and any indorser or guarantor of this Note, and between Lender and any other person providing collateral security for Maker's obligations, and payment may be accelerated according to any of them. Unless a lien would be prohibited by law or would render a nontaxable account taxable, Maker grants to Lender a security interest and lien in any deposit account Maker may at any time have with Lender. Lender may, at any time after an occurrence of an event of default, without notice or demand, set-off against any deposit balance or other money now or hereafter owed any Maker by Lender any amount unpaid under this Note.

9. Rights of Lender. All rights and remedies of Lender are cumulative and may be exercised from time to time together, separately, and in any order. Without affecting the liability of any Maker, indorser, surety, or guarantor, Lender may, without notice, accept partial payments, release or impair any collateral security for the payment of this Note or agree not to sue any party liable on it. Lender may apply prepayments, if permitted, to such future installments as it elects. Lender may without notice to Maker apply payments made by or for Maker to any obligations of Maker to Lender. Without affecting the liability of any indorser, surety or guarantor, Lender may from time to time, without notice, renew or extend the time for payment.

10. Obligations and Agreements of Maker. The obligations under this Note of all Makers are joint and several. All Makers, indorsers, sureties, and guarantors agree to pay all costs of collection before and after judgment, including reasonable attorneys' fees (including those incurred in successful defense or settlement of any counterclaim brought by Maker or incident to any action or proceeding involving Maker brought pursuant to the United States Bankruptcy Code) and waive presentment, protest, demand and notice of dishonor. Maker agrees to indemnify and hold harmless Lender, its directors, officers, employees and agents, for, from and against any and all claims, damages, judgments, penalties, and expenses, including reasonable attorneys' fees, arising directly or indirectly from credit extended under this Note or the activities of Maker. This indemnity shall survive payment of this Note. Each Maker acknowledges that Lender has not made any representations or warranties with respect to, and that Lender does not assume any responsibility to Maker for, the collectability or enforceability of this Note or the financial condition of any Maker. Each Maker has independently determined the collectability and enforceability of this Note. Maker represents that the legal name of Maker and the address of Maker's principal residence are as set forth on page 1. Maker shall not change its legal name or address without providing at least 30 days' prior written notice of the change to Lender.

11. Entire Agreement. THIS NOTE IS INTENDED BY LENDER AND MAKER AS A FINAL EXPRESSION OF THIS NOTE AND AS A COMPLETE AND EXCLUSIVE STATEMENT OF ITS TERMS, THERE BEING NO CONDITIONS TO THE ENFORCEABILITY OF THIS NOTE, AND THIS NOTE MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES TO THIS NOTE. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES TO THIS NOTE. THIS NOTE MAY NOT BE SUPPLEMENTED OR MODIFIED EXCEPT IN WRITING SIGNED BY LENDER AND MAKER.

12. Interpretation. This Note benefits Lender, its successors and assigns, and binds Maker and Maker's heirs, personal representatives, successors and assigns. The validity, construction and enforcement of this Note are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. Invalidity or unenforceability of any provision of this Note shall not affect the validity or enforceability of any other provisions of this Note.

13. Other Provisions. If none stated there are no other provisions.

Unlimited Personal Guaranty from Michael J. Steggeman dated 08/17/2017

Mortgage for \$192,000 on Feb 18, 2019 doc#10849050; Assignment of Leases and Rents dated Feb 18, 2019, as doc# 10849049.

DS
X MJS

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT E
(4/21/25 NOTICE)

Sent via U.S. Mail and Email

April 21, 2025

Steggeman Investments LLC
Attn. Mr. Michael Steggeman
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202-3490
mikesteggeman@yahoo.com

Re: Loan Renewals

Dear Mr. Steggeman:

The following loans with our bank are scheduled to mature in the coming months.

<u>Loan No.</u>	<u>Current Principal Balance</u>	<u>Maturity Date</u>
60017384	\$ 524,065.82	July 5, 2025
60011254	\$ 2,325,790.41	August 12, 2025
60012986	\$ 223,147.34	August 18, 2025

Before the bank will consider renewing these loans, the following items will need to be addressed:

- 1) Real estate tax payments are delinquent on most, if not all, of the properties that serve as collateral for these loans. All of these taxes will need to be paid current.
- 2) The bank will need to receive tax returns from 2023 and 2024.
- 3) Payments on these loans will all need to be current. The payment on Loan No. 60017384 is currently delinquent because you have not increased the amount transferred to your Bank of Lake Mills deposit account used to pay this loan. The account does not have sufficient funds to cover the new monthly payment amount. This will continue to be an issue each month and the loan will gradually get more delinquent if you do not address this.

All of these items will need to be addressed at least 30 days before the first maturity date listed above to allow the bank sufficient time to underwrite and consider the renewal. Completion of these items does not guarantee renewal of the loans. Renewal is subject to bank approval. If you do not fulfill these above requirements, the bank will not consider renewal of the loans and the full balance

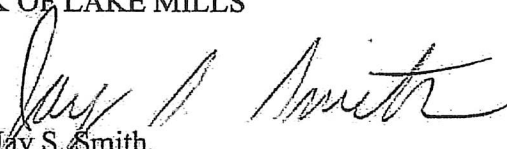
of each loan will become due as the loans mature. If the loans mature and are not refinanced or otherwise paid in full, the bank will eventually commence a foreclosure and/or other appropriate legal action to collect the loans.

Please provide the requested information to Kory Hampton. Your prompt attention and cooperation on these items is anticipated.

Sincerely,

BANK OF LAKE MILLS

By:


Atty. Jay S. Smith,
Correspondent Lending Director & General Counsel

jay@bankoflakemills.com

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT F
(8/6/25 and 9/11/25 Notices)

O'NEILCANNON

HOLLMAN DEJONG & LAING S.C.

John R. Schreiber • Attorney • john.schreiber@wilaw.com

August 6, 2025

Via U.S. Mail and Email

Steggeman Investments LLC
c/o Michael J. Steggeman
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202
mikesteggeman@yahoo.com

Re: **NOTICE OF DEFAULTS** regarding Loan Numbers 60017384, 60011254, 60009640 and 60013133, **ACCELERATION OF LOAN BALANCES** and **DEMAND FOR PAYMENT**

Dear Mr. Steggeman:

Our law firm has been retained to represent Bank of Lake Mills regarding the above-referenced loans made to Steggeman Investments LLC (collectively, the "Loans").

As you are aware, the Business Note memorializing Loan No. 60017384 in the original principal amount of \$525,641.05 matured on July 5, 2025, at which time all principal, accrued interest and other sums due thereunder became immediately due and payable. Steggeman Investments, LLC is in default of said Business Note due to its failure to deliver payment of the matured obligation to Bank of Lake Mills. Please be advised that Bank of Lake Mills is not willing to extend the term of Loan No. 60017384, and arrangements must be made to pay off this loan in a prompt manner.

Please also be advised that, as a result of Steggeman Investments LLC's payment default under Loan No. 60017384, Steggeman Investments LLC is also deemed in default under Loan Nos. 60011254 (original principal amount of \$3,566,584.82), 60009640 (original principal amount of \$94,333.28), and 60013133 (original principal amount of \$170,726.06) pursuant to the cross-default provisions of the Business Notes memorializing each of the loans.

Accordingly, Bank of Lake Mills is entitled to, and hereby does, exercise its rights to accelerate each of the unpaid balances of principal, accrued interest and other sums that remain due under Loan Nos. 60011254, 60009640, and 60013133. The bank expects Steggeman Investments LLC to make prompt arrangements to find a means to refinance these Loans, or liquidate assets, to pay off each of the accelerated

August 6, 2025

Page 2

balances, the current amounts of which will be provided to you along with wiring instructions upon your readiness to pay off the same.

Bank of Lake Mills is willing to enter into a written agreement with Steggeman Investments LLC whereby the bank would agree to forbear from enforcing its rights and remedies under the defaulted and accelerated Loans for a brief period – time which will allow Steggeman Investments LLC an opportunity to refinance the Loans, as opposed to liquidating its assets.

Please contact me to acknowledge your interest in entering into a forbearance agreement. Upon receipt of such acknowledgement, I will draft such an agreement for your review which will contain all terms and conditions of forbearance.

Unless immediate arrangements are made to enter into a written forbearance agreement so that Steggeman Investments LLC may refinance the Loans to pay off the accelerated balances due Bank of Lake Mills, the bank will be left with no alternative but to commence legal action to enforce its rights and remedies under the Loans, which may include (without limitation) the filing of a civil action demanding a money judgment against Steggeman Investments LLC and yourself, individually, as a personal guarantor of payments due under the Loans, as well as foreclosure and sale of the various property mortgaged to secure repayment of the Loans.

Please note that this letter shall not serve as an offer of the terms of forbearance. Rather, any and all terms of forbearance shall be contained in a separate executed written agreement. Additionally, nothing contained in this communication or any delay on the part of the bank in exercising any of its rights and remedies under the Loans (including any of the loan documents executed in conjunction therewith) or under any applicable law shall be construed as or considered a waiver or modification thereof. The bank reserves all rights and remedies available to it under such loan documents and under applicable law.

Sincerely,



John R. Schreiber

c: Bank of Lake Mills (via email)
Dino Antonopoulos, Esq. (via email)

O'NEILCANNON

HOLLMAN DEJONG & LAING S.C.

John R. Schreiber • Attorney • john.schreiber@wilaw.com

September 11, 2025

Via U.S. Mail and Email

Steggeman Investments LLC
c/o Michael J. Steggeman
929 N. Astor Street, Unit 2601
Milwaukee, WI 53202
mikesteggeman@yahoo.com

Re: Bank of Lake Mills
Loan Numbers 60017384, 60011254, 60009640 and 60013133

Dear Mr. Steggeman:

As I mentioned in my August 6, 2025 correspondence, our law firm represents Bank of Lake Mills regarding the above-referenced loans made to Steggeman Investments LLC (collectively, the "Loans").

My prior correspondence provided written notice of (a) Steggeman Investments, LLC's default under the Business Note memorializing Loan No. 60017384 in the original principal amount of \$525,641.05 due to its failure to deliver payment of the matured note obligation to Bank of Lake Mills, (b) Bank of Lake Mills' unwillingness to extend the term such loan, and (c) Steggeman Investments LLC's default under Loan Nos. 60011254 (original principal amount of \$3,566,584.82), 60009640 (original principal amount of \$94,333.28), and 60013133 (original principal amount of \$170,726.06) due to the cross-default provisions of the Business Notes memorializing each of the loans.

My prior correspondence also notified Steggeman Investments, LLC that Bank of Lake Mills may be willing to enter into a written agreement with Steggeman Investments LLC whereby the bank would agree to forbear from enforcing its rights and remedies under the defaulted and accelerated Loans for a brief period – time which would allow Steggeman Investments LLC an opportunity to refinance the Loans, as opposed to Bank of Lake Mills' liquidation of assets that have been pledged as collateral.

I have heard nothing from you since delivery of my August 6, 2025 correspondence, nor my additional attempts to reach you by telephone and email. Unless an

September 11, 2025
Page 2

agreement with written terms of forbearance is reached and executed within the next seven (7) days, Bank of Lake Mills will begin commencing efforts to foreclose the properties which have been mortgaged to secure the Loans. This will initially include ordering foreclosure title commitments for each of the properties pledged as collateral, the cost of which will be an additional obligation of Steggeman Investments, LLC. All time and expenses of the foreclosure lawsuit will also become additional obligations of Steggeman Investments, LLC owed to Bank of Lake Mills.

This is Bank of Lake Mills' final attempt to reach a voluntary resolution with Steggeman Investments, LLC. No further notice will be provided prior to initiating efforts and expending funds to commence lawsuits to foreclose collateral pledged to secure the Loans.

Please note that this letter shall not serve as an offer of terms of forbearance. Rather, any and all terms of forbearance shall be contained in a separate executed written agreement. Additionally, nothing contained in this communication or any delay on the part of the bank in exercising any of its rights and remedies under the Loans (including any of the loan documents executed in conjunction therewith) or under any applicable law shall be construed as or considered a waiver or modification thereof. The bank reserves all rights and remedies available to it under such loan documents and under applicable law.

Sincerely,

A handwritten signature in cursive script, appearing to read "John R. Schreiber".

John R. Schreiber

c: Bank of Lake Mills (via email)
Dino Antonopoulos, Esq. (via email)

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT G
(First Mortgage)

DOC # 10811398

RECORDED

09/13/2018 06:14 AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00

TRANSFER FEE:

FEE EXEMPT #:

***This document has been
electronically recorded and
returned to the submitter.***

W. B. A.	428B (4/16)	11429
© 2016 Wisconsin Bankers Association Distributed by RIPCOP		

DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman
(Parcels 11-12 and 22)

("Mortgagor,"

whether one or more), whose address is 929 N Astor Street # 2404, Milwaukee, WI
53202mortgages, conveys, assigns, grants a security interest in and
warrants to Bank of Lake Mills

("Lender"),

whose address is 135 E. Madison St. Lake Mills, WI 53551

in consideration of the sum of Three Million Six Hundred Ninety-Eight Thousand Four
Hundred Dollars and 00/100 Dollars

(\$ 3,698,400.00), loaned or to be loaned to Steggeman Investments LLC

("Borrower," whether one or more), by Lender, evidenced by Borrower's note(s) or
agreement(s) dated September 12, 2018

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, all existing and future improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, 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, 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, this Mortgage is given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

1, Description of Property. (This Property is not the homestead of Mortgagor.)
See Real Estate Description on Attachment

Recording Area

Name and Return Address

Bank of Lake Mills
135 E Madison St
Lake Mills WI 53551

See Description

Parcel Identifier No.

☒ 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 n/a

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

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

ADDITIONAL PROVISIONS

5. **Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. **Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagor 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.

7. **Insurance.** Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

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

- (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, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore and replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagor has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable 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;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (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 or abandon 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 Mortgagor, Lender may deal with any transferee as to its interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for 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 determines to rebuilding of the Property or to the Obligations in the inverse order of their 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;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (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 in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessor's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. **Environmental Laws.** Mortgagor represents, warrants and covenants to Lender (a) that 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 some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that 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) that, 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) that 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) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that 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 Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' 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 Lender 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.

10. **Authority of Lender to Perform for Mortgagor.** If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagor's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

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, warranties 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 applicable law 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 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.

12. **Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. **Assignment of Rents and Leases.** Mortgagor 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 Mortgagor, 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, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. Upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) 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. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. 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, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, 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.

14. **Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §848.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §848.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §848.103, 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.** Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal 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 Mortgagors 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.

20. **Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed September 12, 2018

Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman (Parcels 11-12 and 22), A Wisconsin Limited Liability (SEAL)

By: [Signature] (SEAL)

By: [Signature] (SEAL)

Michael J. Steggeman Individually (SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGMENT

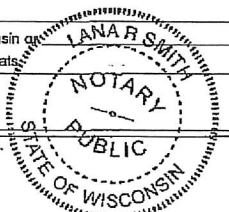
Signatures of _____ } ss.
STATE OF Wisconsin
County of Jefferson

authenticated this _____ day of _____ This instrument was acknowledged before me on September 12, 2018
by Michael J. Steggeman and Michael J. Steggeman

Title: Member State Bar of Wisconsin as Member and Individually (Name(s) of person(s))
authorized under §706.06, Wis. Stats. (Type of authority, e.g., officer, trustee, etc., if any)

This instrument was drafted by _____ of Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman (Parcels 11-12 and 22) (Instrument was executed, if any)

Type or print name signed above.



Lana R. Smith
Notary Public, Wisconsin
My Commission Expires October 7, 2018

Parcel 1: 2385 North Calhoun Road, Brookfield (BRC-1072-128)

LOT 23, IN BLOCK 3, IN MAPLE HILLS, BEING A PART OF THE EAST ½ OF THE SOUTHEAST ¼ AND NORTHEAST ¼ OF SECTION 16, IN TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

Parcel 2: 925 West Eula Court, Glendale (233-1065-000)

THE NORTH 165 FEET OF LOT 4, BLOCK 5, ASSESSMENT SUBDIVISION NO. 75, BEING A PART OF LOT 128, IN COMSTOCK AND WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1 TO 5 INCLUSIVE, IN SECTION 5, SOUTHEAST ¼ OF SECTION 5, AND NORTHWEST ¼ OF SECTION 4, TOWN 7 NORTH, RANGE 22 EAST, CITY OF GLENDALE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 3: 4760 North 118th Street, Wauwatosa (219-0007-02)

LOT NINE (9), AND THE NORTH 13.50 FEET OF LOT TEN (10), AND THE WEST ONE-HALF (1/2) OF THAT PART OF THE VACATED ALLEY ADJOINING SAID PREMISES ON THE EAST IN BLOCK TWO (2) IN CLARKE'S SUBDIVISION, BEING A PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION SIX (6), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, STATE OF WISCONSIN.

Parcel 4: 2342 South 76th Street, West Allis (489-0355-000)

LOT 30 AND THE NORTH 15 FEET OF LOT 29, IN BLOCK 4, IN AGNEW'S HIGHLAND ACRES NO. 2, BEING PART OF THE NORTHWEST ¼ OF SECTION 10, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Parcel 5: 4300 North 100th Street, Wauwatosa (254-0245-00)

LOT 16, IN BLOCK 1, IN BROOKLYN TERRACE, BEING A PART OF THE SOUTHEAST ¼ OF SECTION 5, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA AND THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 6: 7624 North Seneca Road, Fox Point (091-0109-000)

LOT TEN (10) BLOCK TWO (2) CALUMET DOWNS BEING A SUBDIVISION OF A PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY-TWO (22) EAST, VILLAGE OF FOX POINT, MILWAUKEE COUNTY, WISCONSIN.

Parcel 7: 5237 North 26th Street, Glendale (194-0019-000)

LOT 20, IN BLOCK 1, IN LINCOLN PARK HIGHLANDS NO. 3, BEING A RE-SUBDIVISION OF LOT 4, CHARLOTTE A. QUENTIN'S SUBDIVISION, A SUBDIVISION OF A PART OF THE NORTHWEST ¼ OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 8: 2052 South 85th Street, West Allis (478-0017-000)

LOT 17, IN BLOCK 1, IN ASSESSOR'S PLAT NO. 254, THAT PART OF THE SOUTHWEST ¼ OF SECTION 4, IN TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Parcel 9: 5016 North Lydell Avenue, Whitefish Bay (203-2098-000)

THE NORTH 16 FEET OF LOT 18, ALL OF LOT 19 AND THE SOUTH 7 FEET OF LOT 20, IN BLOCK 4, IN ROSEFELT-SPEER ADDITION NO. 1, BEING A PART OF THE SOUTHEAST ¼ OF SECTION 32, IN TOWNSHIP 8 NORTH, RANGE 22 EAST IN THE VILLAGE OF WHITEFISH BAY, MILWAUKEE COUNTY, WISCONSIN.

Parcel 10: 3431 North 107th Street, Wauwatosa (295-0254-00)

LOT NUMBERED ELEVEN (11), IN BLOCK NUMBERED ONE (1), IN CURRIE PARKWAY, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION NUMBERED EIGHT (8), IN TOWNSHIP SEVEN (7) NORTH, RANGE NUMBERED TWENTY-ONE (21) EAST, IN THE CITY OF WAUWATOSA, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 11: 5356 North Bethmaur Lane, Glendale (194-2128-000)

PART OF LOT 7 IN CHARLOTTE A. QUENTIN'S SUBDIVISION, OF THE NORTHWEST ¼ OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING 1080 FEET NORTH AND 660 FEET EAST OF THE SOUTHWEST CORNER OF NORTHWEST ¼ OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 22 EAST, THENCE EAST 130 FEET, THENCE NORTH 82 FEET, THENCE WEST 130 FEET, THENCE SOUTH 82 FEET TO THE PLACE OF BEGINNING; RESERVING THEREFROM THE WEST 30 FEET FOR ROAD PURPOSES.

Parcel 12: 5533 North Argyle Avenue, Glendale (194-2024-000)

LOT 9, IN BLOCK 4, IN CRESTWOOD ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 31, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE AND A PART OF LOT 9, IN CHARLOTTE A. QUENTIN'S SUBDIVISION, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 13: 8023 North 45th Street, Brown Deer (066-0171)

LOT 4, IN BLOCK 3, IN NOONAN HEIGHTS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE VILLAGE OF BROWN DEER, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 14: 3307 West Lynndale Avenue, Greenfield (553-0446-000)

LOT 35, BLOCK 14, LYNNDAL NO. 2, A SUBDIVISION OF A PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 21 EAST, CITY OF GREENFIELD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

Parcel 15: 1442 South 57th Street, West Allis (438-0620-000)

THE NORTH 22.5 FEET OF LOT 53 AND THE SOUTH 15 FEET OF LOT 54 IN BLOCK 6 IN BRACKEN BRAE GARDENS, A PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 21 EAST, AND PART OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 16: 1340 South 63rd Street, West Allis (439-0312-000)

LOT 26, IN BLOCK 6, IN RE-SUBDIVISION OF SOLDIERS HOME HEIGHTS COMPANY'S SUBDIVISION, IN THE SOUTHWEST ¼ OF SECTION 34, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WEST ALLIS, MILWAUKEE COUNTY, WISCONSIN.

Parcel 17: 5726 North Sievers Place, Greendale (167-0192-000)

LOT 27, IN BLOCK 1, IN RIVER FOREST, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ¼ OF SECTION 29, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, STATE OF WISCONSIN.

Parcel 18: 1170 Georges Avenue, Brookfield (BRC 140.171)

LOT 15, IN BLOCK 10, IN GREENFIELD HEIGHTS ESTATES, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 33, IN TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE CITY OF BROOKFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Parcel 19: 1508 East Olive Street, Shorewood (240-0337-000)

LOT 18 IN BLOCK 4 IN SHOREWOOD PARK, BEING A SUBDIVISION OF WEST 40 ACRES OF THE EAST 80 ACRES OF THE SOUTH 130 ACRES OF THE SOUTHEAST ¼ OF SECTION 4, IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE VILLAGE OF SHOREWOOD, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

Parcel 20: 4610 North River Park Boulevard, Glendale (233-1020-000)

LOT 3, IN BLOCK 2, IN ASSESSMENT SUBDIVISION NO. 75, BEING A PART OF LOT 128 OF COMSTOCK AND WILLIAMS SUBDIVISION OF GOVERNMENT LOTS 1 TO 5 INCLUSIVE, IN SECTION 5, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 5 AND NORTHWEST $\frac{1}{4}$ OF SECTION 4, ALL IN TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF GLENDALE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 21: 9438 North Port Washington Road, Bayside (015-0020-000)

LOT 1, IN BLOCK 1, IN ORCHARD HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5, IN TOWNSHIP 8 NORTH, RANGE 22 EAST, IN THE VILLAGE OF BAYSIDE, MILWAUKEE COUNTY, WISCONSIN.

Parcel 22: 3315 West Burgundy Court, Mequon (14-070-0081-000)

LOT 81, IN LAC DU COURS, BEING A SUBDIVISION OF A PART OF THE NORTHWEST $\frac{1}{4}$, SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$; NORTHWEST $\frac{1}{4}$, NORTHEAST $\frac{1}{4}$, SOUTHWEST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; AND THE NORTHWEST $\frac{1}{4}$, NORTHEAST $\frac{1}{4}$, SOUTHEAST $\frac{1}{4}$, OF SOUTHWEST $\frac{1}{4}$ OF SECTION 36, TOWN 9 NORTH, RANGE 21 EAST, CITY OF MEQUON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

Parcel 23: 6663 Hillside Lane, Wauwatosa (384-0186-00)

LOT 43 IN BLOCK 4 IN HYDE PARK, OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 27, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY, WISCONSIN.

Parcel 24: 4766 North 118th Street, Wauwatosa (219-0007-01)

LOT 8 AND THE WEST 7 $\frac{1}{2}$ FEET OF VACATED ALLEY ABUTTING SAID PREMISES ON THE EAST IN BLOCK 2 IN CLARKE'S SUBDIVISION, BEING A PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 6, IN TOWNSHIP 7 NORTH, RANGE 21 EAST, IN THE CITY OF WAUWATOSA, MILWAUKEE COUNTY.

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT H
(Second Mortgage)

Electronically Recorded
4360674

WAUKESHA COUNTY, WI
 REGISTER OF DEEDS
 James R. Behrend

Recorded On: 09/13/2018 9:50:35 AM

Total Fee: \$30.00 Page(s): 3

Transfer Tax: \$0.00

The above recording information verifies that
 this document has been electronically
 recorded and returned to the submitter.

W. B. A.	4288 (4/16)	11429
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 DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments LLC (Parcels 1-10, 13-21 and 23-24, Michael J. Steggeman
 (Parcels 11-12 and 22), An Unmarried Individual and Steggeman Investments LLC

("Mortgagor,"
 whether one or more), whose address is 929 N Astor Street # 2404, Milwaukee, WI
 53202

mortgages, conveys, assigns, grants a security interest in and
 warrants to Bank of Lake Mills

("Lender"),
 whose address is 136 E. Madison St, Lake Mills, WI 53551

in consideration of the sum of Three Million Six Hundred Ninety-Eight Thousand Four
 Hundred Dollars and 00/100 Dollars
 (\$ 3,698,400.00), loaned or to be loaned to Steggeman Investments LLC

("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or
 agreement(s) dated September 12, 2018

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, all existing and future
 improvements and all goods that are or are to become fixtures (all called the "Property") to
 secure the Obligations described in paragraph 5, 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, 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, this Mortgage is given to secure
 all sums advanced and re-advanced to Borrower by Lender from time to time under the
 revolving credit agreement between Borrower and Lender described above.

1. Description of Property. (This Property is not the homestead of Mortgagor.)

Lot 23, in Block 3, in Maple Hills, being a part of the East 1/4 of the Southeast 1/4 and Northeast 1/4 of Section 16, in Township 7 North, Range 20 East, in
 the City of Brookfield, Waukesha County, Wisconsin.

Address: 2385 North Catholín Road, Brookfield, WI. 53005
 Tax Parcel ID: BRC 107228 **128**

Lot 15, in Block 10, in Greenfield Heights Estates, being a Subdivision of part of the East 1/4 of the Southeast 1/4 of Section 33, in Township 7 North,
 Range 20 East, in the City of Brookfield, County of Waukesha, State of Wisconsin.

Address: 1170 Georges Avenue, Brookfield, WI. 53045

BEC 1140.141

☐ 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 n/a

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

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

ADDITIONAL PROVISIONS

5. **Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagee, to any Mortgagee and another or to another guaranteed or endorsed by any Mortgagee, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagee if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. **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.

7. **Insurance.** Mortgagee shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagee and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagee is free to select the insurance agent or insurer through which insurance is obtained. Mortgagee shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagee in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagee fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagee, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagee's equity in the Property), and Mortgagee's obligation to repay Lender shall be in accordance with paragraph 10.

8. **Mortgagee's Covenants.** Mortgagee covenants and warrants:

- (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, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagee has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgagee 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 Mortgagee in writing, and Mortgagee 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;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (d) **Other Mortgages.** To perform all of Mortgagee'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 or abandon 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 Mortgagee under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagee may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for 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 determines to rebuilding of the Property or to the Obligations in the inverse order of their 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;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (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 in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagee, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagee in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. **Environmental Laws.** Mortgagee represents, warrants and covenants to Lender (a) that during the period of Mortgagee'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 some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that Mortgagee 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) that, without limiting the generality of the foregoing, Mortgagee has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (d) that there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagee 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) that Mortgagee is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that Mortgagee in the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagee shall indemnify and hold harmless Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' 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. Mortgagee shall immediately notify Lender 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.

10. **Authority of Lender to Perform for Mortgagee.** If Mortgagee fails to perform any of Mortgagee's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagee any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagee's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagee.

11. **Default; Acceleration; Remedies.** If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgagee fails timely to observe or perform any of Mortgagee's covenants, warranties or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable unless notice to Mortgagee or Borrower and an opportunity to cure are required by applicable law 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 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.

12. **Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. **Assignment of Rents and Leases.** Mortgagor 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 Mortgagor, 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, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. Upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) in trust for the use and benefit of Lender, and Lender may, at its option, without any further notice, receiver to be appointed by a court, collect all of the Rents payable under the leases. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. 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, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, 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.

14. **Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §846.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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 of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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.** Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal 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 Mortgagors 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.

20. **Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed September 12, 2018

Steggeman Investments LLC, A Wisconsin Limited Liability Company

By: [Signature] (SEAL)

Michael J. Steggeman, Member (SEAL)

By: [Signature] (SEAL)

Michael J. Steggeman, Individually (SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGMENT

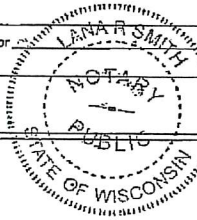
Signatures of _____ STATE OF Wisconsin } ss.
 _____ County of Jefferson

authenticated this _____ day of _____ This instrument was acknowledged before me on September 12, 2018
 by Michael J. Steggeman and Michael J. Steggeman

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

This instrument was drafted by
Bank of Lake Mills/ Lana Smith

Type or print name signed above.



as Member and Individually (Name(s) of person(s))
 (Type of authority, e.g., officer, trustee, etc., if any)

of Steggeman Investments LLC
 (Name of party on behalf of which instrument was executed, if any)

Lana R. Smith

Notary Public, Wisconsin
 My Commission Expires October 7, 2018

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT I
(Third Mortgage)

1068925 - 1

W. B. A.	426B (4/16)	11429
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DOCUMENT NO.		

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman
(Parcels 11-12 and 22)("Mortgagor,"
whether one or more), whose address is 929 N Astor Street #2404, Milwaukee, WI
53202mortgages, conveys, assigns, grants a security interest in and
warrants to Bank of Lake Mills("Lender"),
whose address is 136 E. Madison St, Lake Mills, WI 53551in consideration of the sum of Three Million Six Hundred Ninety-Eight Thousand Four
Hundred Dollars and 00/100 Dollars
(\$ 3,698,400.00), loaned or to be loaned to Steggeman Investments LLC("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or
agreement(s) dated September 12, 2018

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, all existing and future improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, 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, 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, this Mortgage is given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

1. Description of Property. (This Property is not the homestead of Mortgagor.)

Lot 81, in Lac Du Cours, being a subdivision of a part of the Northwest 1/4, Southwest 1/4 of the Northeast 1/4; Northwest 1/4, Northeast 1/4, Southwest 1/4, Southeast 1/4 of the Northwest 1/4; and the Northwest 1/4, Northeast 1/4, Southeast 1/4, of Southwest 1/4 of Section 36, Town 9 North, Range 21 East, City of Mequon, County of Ozaukee, State of Wisconsin.

☐ 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 nila.

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

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

1068925**RONALD A. VOIGT****OZAUKEE COUNTY****REGISTER OF DEEDS****RECORDED ON****09/13/2018 08:24 AM****REC FEE: 30.00****TRANS FEE:****PAGES: 3****EXEMPT #:****ELECTRONICALLY RECORDED**

Recording Area

Name and Return Address

Bank of Lake Mills
136 E Madison St
Lake Mills WI 53551

14-070-0081-000

Parcel Identifier No.

ADDITIONAL PROVISIONS

5. **Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagor, to any Mortgagor and/or another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transactions not covered by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise stated, this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances by this Mortgage has been terminated by the Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

5. **Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagor shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender under 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.

7. Insurance. Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to the foregoing, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurer. Mortgagor's obligation to insure shall not be affected by the termination of the Obligations. If the insurance policy contains the Obligations in the inverse order of their maturity, Lender may, at Lender's option, to the installments of the Obligations, require that the insurance be maintained in the inverse order of their maturity. Lender may require that such proceeds of insurance be deposited with it, or to the restoration of the improvements on the Property, and transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest in the Property, and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may require that such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

8. Mortgagor's Covenants. Mortgagor covenants and warrants:

- (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, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore and replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgageor has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgageor 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 Mortgageor in writing, and Mortgageor 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;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (d) **Other Mortgages.** To perform all of Mortgageor'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 or abandon 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 Mortgageor, Lender may deal with any transferee as to its interest in the same manner as with Mortgageor, without in any way discharging the liability of Mortgageor under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgageor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for 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 determines to rebuilding of the Property or to the Obligations in the inverse order of their 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;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (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 in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgageor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgageor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. **Environmental Laws.** Mortgagee represents, warrants and covenants to Lender (a) that during the period of Mortgagee'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 it knows to be, or to have the potential to be, a **Hazardous Substance** under any federal, state, or local law, regulation, ordinance, codes or rules ("Environmental Laws"); (b) that Mortgagee 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 contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (c) that there are no known or suspected conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagee to any damages, penalties, injunctive or other civil or criminal costs or any governmental or regulatory action or third-party claims relating to any **Hazardous Substance**; (e) that Mortgagee is not subject to any clean-up costs in any administrative proceeding, judgment, decree, order or citation relating to any **Hazardous Substance**; and (f) that Mortgagee in the past has been, is or will be an officer, director, partner, agent or employee of any governmental entity or any other person or entity who is or was, at any time, liable for any civil or criminal costs or any damages, penalties, injunctive or other civil or criminal costs or any governmental or regulatory action or third-party claims relating to 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 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. Mortgagee shall immediately notify Lender in writing of any governmental or regulatory action or third-party claim instituted or threatened in connection with any **Hazardous Substance** on, under or about the Property.

10. Authority of Lender to Perform for Mortgagee. If Mortgagee fails to perform any of Mortgagee's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste, not allowing the Property to become a nuisance, not allowing the Property to become encumbered other than those approved by Lender, keeping the Property in good condition, repairing and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagee any notice and opportunity to cure, take such actions as may be necessary to protect Lender's interest in the Property and to prevent or cure the Property. Such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making repairs to the Property. Such actions may include, without limitation, signing Mortgagee's name, engaging an attorney, appearing in court and from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. All costs and expenses incurred by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagee.

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, warranties or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable without notice to Mortgagor or Borrower and an opportunity to cure are required by applicable law 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 the document evidencing the Obligation or 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.

12. **Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. **Assignment of Rents and Leases.** Mortgagor 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 Mortgagor, 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, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. Upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) 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. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. 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, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, 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.

14. **Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §846.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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 of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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.** Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal 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 Mortgagors 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.

20. **Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed September 12, 2018

Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman (Parcels 11-12 and 22), A Wisconsin Limited Liability (SEAL)
By: [Signature] (SEAL)
Michael J. Steggeman, Member
By: [Signature] (SEAL)
Michael J. Steggeman, Individually (SEAL)
(SEAL)

AUTHENTICATION OR ACKNOWLEDGMENT

Signatures of _____ } ss.
STATE OF Wisconsin
County of Jefferson
This instrument was acknowledged before me on September 12, 2018
authenticated this _____ day of _____ by Michael J. Steggeman and Michael J. Steggeman
(Name(s) of person(s))
as Member and Individually (Type of authority, e.g., officer, trustee, etc., if any)
of Steggeman Investments LLC (Parcels 1-10), 13-21 and 23-24), Michael J. Steggeman (Parcels 11-12 and 22), A Wisconsin Limited Liability (SEAL)
Lana R. Smith
Notary Public, Wisconsin
My Commission Expires October 7, 2018

Title: Member State Bar of Wisconsin or
authorized under §706.06, Wis. Stats.
This instrument was drafted by
Bank of Lake Mills/ Lana Smith
Type or print name signed above.

NOTARY PUBLIC
LANA R. SMITH
STATE OF WISCONSIN

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT J
(Fourth Mortgage)

DOC # 10932463

RECORDED
12/05/2019 09:39 AMISRAEL RAMON
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
TRANSFER FEE:
FEE EXEMPT #:***This document has been
electronically recorded and
returned to the submitter.***

W. B. A.	428B (9/16/19)	11429
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DOCUMENT NO.

REAL ESTATE MORTGAGE

(Use Only to Secure Business Transactions)

Steggeman Investments, LLC, A Wisconsin Limited Liability Company

whether one or more), whose address is 829 N Astor Street #2601 & 2603, Milwaukee, WI 53202

mortgages, conveys, assigns, grants a security interest in and warrants to Bank of Lake Mills

whose address is 136 E. Madison St, Lake Mills, WI 53551in consideration of the sum of Six Hundred Thousand Dollars and 00/100(\$ 600,000.00), loaned or to be loaned to Steggeman Investments, LLC("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or agreement(s) dated December 5, 2019

Recording Area

Name and Return Address

Bank of Lake Mills
136 E Madison St
Lake Mills WI 53551

Parcel Identifier No.

393-085-2

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, all existing and future improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, 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, 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, this Mortgage is given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

Mortgagor warrants to Lender that the following information is true and correct as of the date this Real Estate Mortgage is signed:

(a) The following individuals are all of the persons with a homestead interest in the Property:

(b) The following Mortgagors are married Individuals: n/a(c) The following Mortgagors are unmarried Individuals: n/a**1. Description of Property.**

Units 2601 and 2603 in Regency House Condominium(s) created by a "Declaration of Condominium" recorded on August 1, 1974, in the Office of the Register of Deeds for Milwaukee County, Wisconsin, as Document No. 4880559, and any Amendments and/or Corrections thereto, and by its condominium Plat and any amendment and/or corrections thereto. Said land being in the City of Milwaukee, County of Milwaukee, Wisconsin.

☐ 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 n/a

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

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

Page 1 of 3

ADDITIONAL PROVISIONS

5. Mortgage as Security. This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement, all called the "Obligations". This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. Taxes. To the extent not paid to Lender under paragraph 8(a), Mortgagor 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.

7. Insurance. Mortgagor shall keep the Improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

8. Mortgagor's Covenants. Mortgagor covenants and warrants:

- (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, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore and replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagor has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable 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;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (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 or abandon 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 Mortgagor, Lender may deal with any transferee as to its interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for 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 determines to rebuilding of the Property or to the Obligations in the inverse order of their 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;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (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 in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. Environmental Laws. Mortgagor represents, warrants and covenants to Lender (a) that 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 some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that 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) that, 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) that 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) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that 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 Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' 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 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 Lender 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.

10. Authority of Lender to Perform for Mortgagor. If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property; paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagor's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

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, warranties 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 applicable law 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 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.

12. **Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by an authorized officer of Lender. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. **Assignment of Rents and Leases.** Mortgagor 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 Mortgagor, 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, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. Upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) 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. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. 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, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, 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.

14. **Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §846.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. **Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. **Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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 of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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.** Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal 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 Mortgagors 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.

20. **Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed December 5, 2019

Steggeman Investments, LLC, A Wisconsin Limited Liability Company

By:

Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

OR

ACKNOWLEDGMENT

Signatures of

STATE OF Florida

County of Polk

authenticated this _____ day of _____

This instrument was acknowledged before me on 11-15-19

by Michael J. Steggeman

(Name(s) of person(s))

as Member

(Type of authority, e.g., officer, trustee, etc., if any)

of Steggeman Investments, LLC

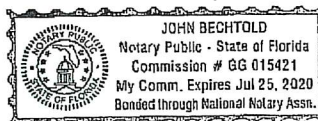
(Name of party on behalf of whom instrument was executed, if any)

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

This instrument was drafted by Bank of Lake Mills/ Lana Smith

Type or print name signed above.

Notary Public,
My Commission



Real Estate Mortgage
Page 3 of 3

W. B. A.	428C (4/18)	1289
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CONDOMINIUM RIDER

(For Use With WBA 428
Real Estate Mortgage)

This Condominium Rider is made this 5th day of December, 2019, and is incorporated into and shall be deemed to amend and supplement a Mortgage of the same date given by the undersigned Mortgagor on the Property and to secure the Note described in the Mortgage.

In addition to the covenants and agreements made in the Mortgage, Mortgagor covenants and agrees as follows:

(a) Mortgagor shall timely perform all of Mortgagor's obligations under the Declaration of Condominium for the Property and any articles of Incorporation and bylaws of the Owners Association ("Condominium Documents") and shall pay, when due, all dues and assessments imposed pursuant to the Condominium Documents.

(b) Mortgagor shall take reasonable actions to ensure that the Owners Association maintains public liability and hazard insurance policies acceptable in form, amount and extent of coverage to Lender. Mortgagor shall give Lender prompt notice of any lapse in required insurance coverage. In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following loss to the Property, whether to a Unit or to common elements, any proceeds payable to the Mortgagor shall be paid to Lender for application to the Note, with any excess paid to Mortgagor.

(c) Compensation to be paid Lender for a taking of the Property as provided in paragraph 8(h) of the Mortgage includes any compensation paid for the Property, whether for the Unit or for any common elements.

(d) Mortgagor shall not, except after notice to Lender and with Lender's prior written consent:

(1) Partition or subdivide the Property or consent to a change in the undivided percentage interest in, or a conveyance of, the common elements appertaining to the Unit;

(2) Consent to the abandonment or termination of the Condominium, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation;

(3) Consent to any amendment to any provision of the Condominium Documents if such provision is for the express benefit of Lender;

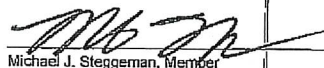
or (4) Consent to any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

(e) Mortgagor irrevocably appoints Lender as proxy, with full power of substitution and revocation, for the term of the Mortgage, upon the occurrence of any event of default to exercise Mortgagor's rights to attend meetings, vote, consent to and/or take any action with respect to the Condominium or the Owners Association as fully as Mortgagor might do. Lender has not and is not assuming any obligation of Mortgagor with respect to the Condominium. Lender shall not have any liability to Mortgagor for any vote cast by Lender or for any failure by Lender to cast a vote and Mortgagor releases Lender from any such liability.

(f) Unless Mortgagor has already done so, Mortgagor shall obtain the signature of the Owners Association on, and furnish to Lender within 15 days of the date of this Rider, a completed copy of the Acknowledgment of Interest and Agreement form furnished by Lender to Mortgagor.

(g) Unless otherwise defined in the Mortgage, capitalized terms shall have the meanings provided in the Acknowledgment of Interest and Agreement on page 2.

(SEAL)


Michael J. Steggeman, Member

(SEAL)

(SEAL)

(SEAL)

(SEAL)

ACKNOWLEDGMENT OF INTEREST AND AGREEMENT

_____ (the "Owners Association") hereby acknowledges the Lender's prospective or present interest as first mortgagee of Unit _____ in Building _____ (the "Unit") in _____ Regency House Condominiums Condominium (the "Condominium"). So long as the Lender's Mortgage on the Unit is outstanding, the Owners Association agrees to provide the Lender with the following:

1. Prior written notice of the call of any meeting of the membership or the board of directors of the Owners Association to be held for the purpose of considering any proposed amendment to the Condominium Documents, or for the purpose of voting on an action for partition after a casualty or a taking by condemnation.
2. A copy of any notice of default which is given to the owner of the Unit for any failure to comply with or violation of any of the provisions of the Condominium Documents, or any rules or regulations promulgated thereunder simultaneously with the giving of such notice to the owner of the Unit.
3. Written notice of any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Owners Association.
4. Written notice of any physical damage to the structure, fixtures or equipment of the Unit in an amount exceeding \$10,000 (when such damage is known to the Board of Directors of the Owners Association) and written notice of any physical damage to any portion of the common elements of the Condominium when such damage is in excess of \$20,000.
5. Written notice of any condemnation proceedings concerning the Condominium.

Further, the Owners Association shall permit the Lender to examine during normal business hours books and records of the Owners Association (including current copies of the Condominium Documents, and all rules and regulations promulgated thereunder) and, upon request, shall furnish the Lender with annual reports and such other financial data (including audited financial statements) as the Owners Association furnishes to unit owners.

Dated _____

Name of Owners Association _____

By _____

Title: _____

FILED

10-14-2025

Anna Maria Hodges

Clerk of Circuit Court

2025CV008905

Honorable J. D. Watts-15

Branch 15

EXHIBIT K
(Fifth Mortgage)

W. B. A. 428B (4/15) 11429
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DOCUMENT NO.

REAL ESTATE MORTGAGE
(Use Only to Secure Business Transactions)

Steggeman Investments, LLC

whether one or more), whose address is 929 N Astor Street # 2404, Milwaukee, WI
53202

_____, mortgages, conveys, assigns, grants a security interest in and warrants to Bank of Lake Mills

whose address is 136 E. Madison St, Lake Mills, WI 53551 ("Lender").

In consideration of the sum of One Hundred Eight Thousand Dollars and 00/100

(\$ 108,000.00), loaned or to be loaned to Steggeman Investments, LLC

("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or agreement(s) dated May 30, 2018

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 or to be made by or for the mortgagor, and all other rights, claims and interests in and to the property, together with all improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, 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, 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, this Mortgage is given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

1. Description of Property. (This Property is not the homestead of Mortgagor.)

Lot Thirty-eight (38), in Block Seven (7); in Central Improvement company's subdivision No. 2, being a Subdivision of part of the Northeast One-quarter (¼) of Section Three (3), Township Six (6) North, Range Twenty-one (21) East, in the City of West Allis, Milwaukee County, Wisconsin.

DOC # 10780965

RECORDED
05/31/2018 06:08 AM

JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00

TRANSFER FEE:

FEE EXEMPT #:

This document has been electronically recorded and returned to the submitter.

Recording Area

Name and Return Address

Bank of Lake Mills
136 E Madison St
Lake Mills WI 53551

~~228-1119-000~~

454-0622-000

Parcel Identifier No.

- ☐ 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 _____ n/a _____

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

4. Additional Provisions. This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1

ADDITIONAL PROVISIONS

5. **Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) except as disclaimed below, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (c) all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. This Mortgage does not secure and Lender disclaims this Mortgage as security for any consumer credit transaction governed by the Wisconsin Consumer Act, any loan governed by Chapter 428, Wisconsin Statutes, and any loan governed by the Federal Truth-in-Lending Act. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

6. **Taxes.** To the extent not paid to Lender under paragraph 8(a), Mortgagor 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.

7. **Insurance.** Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers approved by Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's approval, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

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

- (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, (5) the estimated costs to keep the Property in good and tenable condition and repair, and to restore and replace damaged or destroyed improvements and fixtures if it is reasonably determined by Lender that Mortgagor has failed to comply with the covenant under paragraph 8(b) below, and (6) other items agreed to be included in the escrow. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures or future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable 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;
- (b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;
- (c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;
- (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 or abandon 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 Mortgagor, Lender may deal with any transferee as to its interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;
- (g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;
- (h) **Condemnation.** To pay to Lender all compensation received for 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 determines to rebuilding of the Property or to the Obligations in the inverse order of their 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;
- (j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;
- (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 in the first paragraph of this Mortgage; and
- (l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

9. **Environmental Laws.** Mortgagor represents, warrants and covenants to Lender (a) that 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 some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that 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) that, 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) that 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) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that 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 Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' 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 Lender 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.

10. **Authority of Lender to Perform for Mortgagor.** If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagor's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

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, warranties 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 applicable law 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 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.

12. Waiver and Consent. Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations, (c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Mortgagor or Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

13. Assignment of Rents and Leases. Mortgagor 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 Mortgagor, 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 agreement or lease for the use or occupancy of any part or all of the Property, the "Rents" from the Property, upon or any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) 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. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. 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, and collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, 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.

14. Power of Sale. In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the property is abandoned under §846.102, Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

15. Receiver. Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

16. Foreclosure Without Deficiency Judgment. If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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 of judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit 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. Mortgagor shall pay all reasonable costs and expenses before and after judgment, including, without limitation, attorneys' fees, appraisal 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 Mortgagors 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.

20. Other Provisions. (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

Signed and Sealed May 30, 2018

Steggeman Investments, LLC (SEAL)

A Wisconsin Limited Liability Company

(Type of Organization)

Wisconsin

(State of Organization)

(Organizational I.D. Number, if any)

By: Michael J. Steggeman, Member (SEAL) (SEAL)

By: _____ (SEAL) (SEAL)

By: _____ (SEAL) (SEAL)

By: _____ (SEAL) (SEAL)

AUTHENTICATION OR ACKNOWLEDGMENT

Signatures of _____ } ss.
STATE OF Wisconsin
County of Jefferson

authenticated this _____ day of _____ This instrument was acknowledged before me on May 30, 2018

by Michael J. Steggeman

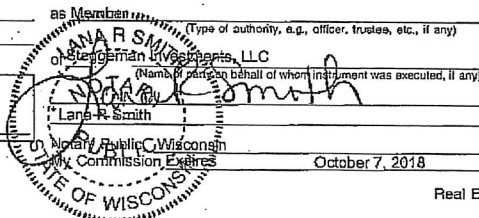
(Name(s) of persons(s))

as Member (Type of authority, e.g., officer, trustee, etc., if any)

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

This instrument was drafted by
Bank of Lake Mills/ Lane R. Smith

*Type or print name signed above.



FILED
10-14-2025
Anna Maria Hodges
Clerk of Circuit Court
2025CV008905
Honorable J. D. Watts-15
Branch 15

EXHIBIT L
(Personal Guaranty)

W. B. A.	151 (2/13)	11042
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CONTINUING GUARANTY (Unlimited) (For Consumer or Business Transactions)

Dated August 17, 2017

GUARANTY. For good and valuable consideration, the receipt of which is acknowledged, and to induce Bank of Lake Mills
of 136 E. Madison St. Lake Mills, WI 53551 ("Lender"), to extend credit or to grant or continue other credit accommodations to
Steggeman Investments LLC ("Debtor").

the undersigned ("Guarantor," whether one or more) jointly and severally guarantees payment of the Obligations defined below when due or, to the extent not prohibited by law, at the time any Debtor becomes the subject of bankruptcy or other insolvency proceedings. "Obligations" means all loans, drafts, overdrafts, checks, notes, and all other debts, obligations and liabilities of every kind and description, whether of the same or a different nature, arising out of credit previously granted, credit contemporaneously granted or credit granted in the future by Lender to any Debtor, to any Debtor and another, or to another guaranteed or endorsed by any Debtor. Obligations include interest and charges and the amount of payments made to Lender or another by or on behalf of any Debtor which are recovered from Lender by a trustee, receiver, creditor or other party pursuant to applicable federal or state law, and to the extent not prohibited by law, including, without limitation, the Wisconsin Consumer Act, if applicable, all costs, expenses and attorneys' fees at any time paid or incurred before and after judgment in endeavoring to collect all or part of any of the above, or to realize upon this Guaranty, or any collateral securing any of the above, including those incurred in successful defense or settlement of any counterclaim brought by Debtor or Guarantor or incident to any action or proceeding involving Debtor or Guarantor brought pursuant to the United States Bankruptcy Code (collectively the "Costs of Collection"). Unless a lien would be prohibited by law or would render a nontaxable account taxable, Guarantor grants to Lender a security interest and lien in any deposit account Guarantor may at any time have with Lender. Lender may, at any time after the occurrence of an event of default and notice and opportunity to cure, if required by §425.105, Wis. Stats., set-off any amount unpaid on the Obligations and Costs of Collection against any deposit balances Guarantor may at any time have with Lender, or other money now or hereafter owed Guarantor by Lender. This Guaranty is also secured (to the extent not prohibited by law) by all existing and future security agreements between Lender and Guarantor and by any mortgage stating it secures guaranties of Guarantor. This Guaranty is valid and enforceable against Guarantor even though any Obligation is invalid or unenforceable against any Debtor.

WAIVER. To the extent not prohibited by applicable law, including, without limitation, the Wisconsin Consumer Act, if applicable, Guarantor expressly waives (a) notice of the acceptance of this Guaranty, the creation of any present or future Obligation, default under any Obligation, notice of acceleration or intent to accelerate any Obligation, proceedings to collect from any Debtor or anyone else, (b) all diligence of collection and presentment, demand, notice and protest, (c) any right to disclosures from Lender regarding the financial condition of any Debtor and any guarantor of the Obligations or the enforceability of the Obligations, and (d) all other legal and equitable surety defenses. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, Guarantor's performance under this Guaranty is continuing, absolute and unconditional, irrespective of any circumstances whatsoever which might otherwise constitute a legal or equitable discharge or defense. No claim, including a claim for reimbursement, subrogation, contribution or indemnification which Guarantor may, as a guarantor of the Obligations and Costs of Collection, have against a co-guarantor of any of the Obligations and Costs of Collection or against any Debtor shall be enforced nor any payment accepted until the Obligations and Costs of Collection are paid in full and no payments to or collections by Lender are subject to any right of recovery.

CONSENT. To the extent not prohibited by applicable law, including, without limitation, the Wisconsin Consumer Act, with respect to any of the Obligations, Lender may from time to time before or after revocation of this Guaranty without notice to Guarantor and without affecting the liability of Guarantor for the full amount of the unpaid Obligations (a) surrender, release, impair, sell or otherwise dispose of any security or collateral for the Obligations, (b) release or agree not to sue any guarantor, surety or Debtor, (c) fail to perfect its security interest in or realize upon any security or collateral, (d) fail to realize upon any of the Obligations or to proceed against any Debtor or any guarantor or surety, (e) renew or extend the time of payment, (f) increase or decrease the rate of interest or the amount of the Obligations, (g) accept additional security or collateral, (h) determine the allocation and application of payments and credits and accept partial payments, (i) apply the cash proceeds of disposition of any collateral for the Obligations to any obligation of Debtor secured by such collateral in such order and amounts as it elects, (j) determine what, if anything, may at any time be done with reference to any security or collateral, (k) settle or compromise the amount due or owing or claimed to be due or owing from any Debtor, guarantor or surety, (l) accept a deed in lieu of foreclosure or make a credit bid of any part or all of the amount of the unpaid Obligations at the sale of any collateral for the Obligations which results in the transfer or sale of the collateral to Lender, and (m) sell, assign or otherwise transfer all or part of its interests in the Obligations and in any collateral or security for the Obligations. Guarantor expressly consents to and waives notice of all of the above. Guarantor consents to and authorizes Lender or its agents to obtain information concerning Guarantor's financial condition, including credit reports.

PERSONS BOUND. This Guaranty benefits Lender, its successors and assigns, and binds Guarantor, and Guarantor's respective heirs, personal representatives, successors and assigns. This Guaranty shall continue in full force and effect notwithstanding any change in structure or status of Debtor or Lender, whether by merger, consolidation, reorganization or otherwise, or assignment of this Guaranty to a successor or assignee of Lender. This Guaranty includes additional provisions on page 2.

NOTICE TO GUARANTOR

You are being asked to guarantee the payment of the past, present and future Obligations of Debtor. You may also have to pay Costs of Collection. Lender can collect the Obligations and Costs of Collection from you without first trying to collect from Debtor or another guarantor or from any collateral for the Obligations.

(SEAL)

(Type of Organization)



Michael J Steggeman

(SEAL)

(SEAL)

(SEAL)

(SEAL)

929 N Aster Street # 2404, Milwaukee, WI 53202
(Address)

FOR LENDER CLERICAL USE ONLY

If any transaction guaranteed is a consumer transaction or subject to the Federal Reserve Regulation AA ("Reg AA"), each guarantor should also sign a Consumer WBA 156 "Explanation of Personal Obligation." Alternatively, if the guaranty is not subject to Reg AA, the guarantor may receive copies of documents which evidence the customer's obligation to pay.

Acknowledgment of signature on page 2.

Copies of documents or WBA 156 ☐ Documents Delivered: or
may be required..... ☐ 156 Delivered

ADDITIONAL PROVISIONS

ENTIRE AGREEMENT. This Guaranty is intended by Guarantor and Lender as a final expression of this Guaranty and as a complete and exclusive statement of its terms, there being no conditions to the full effectiveness of this Guaranty. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, this Guaranty may not be contradicted or varied by evidence of prior, contemporaneous or subsequent oral agreements or discussions of Guarantor and Lender. There are no oral agreements among Guarantor and Lender. This Guaranty may not be supplemented or modified except in writing.

REPRESENTATIONS. Guarantor acknowledges and agrees that Lender (a) has not made any representations or warranties with respect to, (b) does not assume any responsibility to Guarantor for, and (c) has no duty to provide information to Guarantor regarding, the enforceability of any of the Obligations or the financial condition of any Debtor or guarantor. Guarantor has independently determined the creditworthiness of Debtor and the enforceability and all circumstances bearing upon the risk of nonpayment of the Obligations that diligent inquiry would reveal, and until the Obligations are paid in full will independently and without reliance on Lender continue to make such determinations.

REVOCATION. This is a continuing guaranty and shall remain in full force and effect until Lender receives written notice of its revocation signed by Guarantor or actual notice of the death of Guarantor. Upon revocation by written notice or actual notice of death, this Guaranty shall continue in full force and effect as to all Obligations contracted for or incurred before revocation, and as to them Lender shall have the rights provided by this Guaranty as if no revocation had occurred. Any renewal, extension or increase in the interest rate of any such Obligation, whether made before or after revocation, shall constitute an Obligation contracted for or incurred before revocation. Obligations contracted for or incurred before revocation shall also include credit extended after revocation pursuant to commitments made before revocation. Revocation by one Guarantor shall not affect any of the liabilities or obligations of any other Guarantor and this Guaranty shall continue in full force and effect with respect to them.

JURISDICTION. To the extent not prohibited by applicable law, including, without limitation, the Wisconsin Consumer Act, Guarantor irrevocably consents with respect to any suit, action or proceeding relating to this Guaranty or any of the other loan documents relating to the Obligations, that venue for any legal proceeding relating to the collection of this Guaranty shall be, at Lender's option, the county in which Lender has its principal office in Wisconsin, the county and state in which any Guarantor resides or the county and state in which this Guaranty was executed by Guarantor, and Guarantor waives any objection it, she or he may have at any time to the venue of any such proceeding brought in any such court, waives any claim that any such proceeding has been brought in an inconvenient forum and waives the right to object with respect to any such proceeding that such court does not have jurisdiction over such party.

INTERPRETATION. The validity, construction and enforcement of this Guaranty are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, invalidity of any provision of this Guaranty shall not affect the validity of any other provision of this Guaranty. All terms not otherwise defined have the meanings assigned to them by the Wisconsin Uniform Commercial Code.

OTHER PROVISIONS. (If none are stated below, there are no other provisions).

ACKNOWLEDGMENT

STATE OF Wisconsin }
COUNTY OF Jefferson } ss.

This instrument was acknowledged before me on August 17, 2017, by Michael J Steggeman

(Name(s) of person(s)) (as n/a)
(If not signing in individual capacity, indicate type of authority: e.g., officer, trustee, etc.)
of n/a
(and name of corporation, partnership or other party on behalf of whom guaranty was executed.)

Ty A Neupert (Notary Signature)
Notary Public, Wisconsin
My Commission Expires October 21, 2017

