



IMPORTANT NOTICE REGARDING DELINQUENT PROPERTY TAXES | FINAL NOTICE

10/06/2025

Tyler D Gates
W565 Highland Ave
Genoa City WI 53128

RE: Loan# xxx0108564

Dear Tyler D Gates,

This is a final reminder regarding the delinquent property taxes associated with the home securing your mortgage loan. Despite our previous communications, the taxes remain unpaid as of 10/01/2025 according to the Property Tax Authority's records.

As outlined in your Deed of Trust, you are contractually required to keep all property taxes current. Failure to pay these taxes has serious consequences – your loan is now at risk of being placed into default, which may result in:

- Forced Escrow for Property Taxes
- Negative impact on your credit score.
- Additional fees and costs.
- Potential legal action to protect the property securing your loan.

We understand this may feel overwhelming. Please know that we are here to help. If you are experiencing financial difficulty and are unable to pay the taxes, we strongly encourage you to contact us immediately. Our team is committed to partnering with you to explore available options that may prevent further escalation.

To resolve the delinquency:

1. Contact the Tax Authority listed below to confirm the full amount due.
2. Submit your payment directly to the Tax Authority.
3. Provide our office with proof of payment.

TAX AUTHORITY	TAX AUTHORITY ADDRESS	TAX AUTHORITY PHONE
KENOSHA COUNTY	1010 56th St, Kenosha, WI 53140-3738	(262) 653-2542

PARCEL NO	INST.DUE	AGENCY	PRINCIPAL	ADDT.FEES	TOTAL DUE
85 4 119 212 6029	2024 Inst - 1	KENOSHA COUNTY	\$1.34	\$0.18	\$1.52
				Total Amount	\$1.52



Please send us a copy of your proof of payment via the options below:

- Mail: Blackhawk Community Credit Union Attn:Mortgage Loan Servicing PO Box 5366 Janesville, WI 53547-5366
- Fax: Mortgage Servicing 608-755-6110
- Email: mortgage_servicing@bhccu.org.
- Secure Upload: www.bhccu.org/secure-file-upload
(Direct to Mortgage Servicing)

We urge you to take immediate action to avoid loan default and damage to your credit. If you need assistance or would like to speak to someone about possible solutions, please contact our Mortgage Servicing team today. Our toll-free number is 800-779-5555 or 608-755-6065.

Sincerely,

Blackhawk Community Credit Union's Mortgage Servicing
Team