

Plaintiff: (Name [first, middle, last], Address, City, State, Zip)

Five Skies LLC

Nicholas Kedrowski

9551 State HWY 13 South Box #15

Wisconsin Rapids, WI 54494

See attached for additional plaintiffs

CLERK OF COURT
Wood County, Wis.
Amended

-vs-

To: Defendant(s) : (Name [first, middle, last], Address, City, State, Zip)

Summons and Complaint
Small Claims

Case No. 16SC [redacted]

- Claim for money (\$10,000 or less) 31001
- Return of property (replevin) 31003
- Eviction 31004
- Eviction due to foreclosure 31002
- Arbitration award 31006
- Return of earnest money 31008
- Tort/Personal injury (\$5,000 or less) 31010

[redacted]
9551 State HWY 13 South Unit 6

Wisconsin Rapids, WI 54494

See attached for additional defendants

If you require reasonable accommodations due to a disability to participate in the court process, please call 715 421-8490 at least 10 working days prior to the scheduled court date. Please note that the court does not provide transportation.

SUMMONS

To the Defendant(s):

You are being sued as described below. If you wish to dispute this matter:

You must appear at the time and place stated.

AND/OR (Clerk will circle one)

You must file a written answer and provide a copy to the plaintiff or plaintiff's attorney on or before the date and time stated.

If you do not appear or answer, the plaintiff may win this case and a judgment entered for what the plaintiff is asking.

When to Appear/File an Answer

Date 2-16-2016 Time 1:00 pm

Place to Appear/File an Answer

WOOD COUNTY CIRCUIT COURT
400 MARKET STREET
WISCONSIN RAPIDS WI 54494

Clerk/Attorney Signature

[Handwritten Signature]

Date Summons Issued

2/1/2016

Date Summons Issued as

151

COMPLAINT

Plaintiff's Demand:

The plaintiff states the following claim against the defendant(s):

1. Plaintiff demands judgment for: (Check as appropriate)

Claim for Money \$ see attached

Return of Earnest Money

Eviction

Return of property (replevin) (Describe property in 2 below.)

(Not to include Wis. Stats. 425.205 actions to recover collateral.)

Tort/Personal injury \$

Eviction due to foreclosure

Confirmation, vacation, modification or correction of arbitration award.

Plus interest, costs, attorney fees, if any, and such other relief as the court deems proper.

2. Brief statement of dates and facts: (If this is an eviction action and you are seeking money damages, you must also state that claim on this form.)

The description of the statement of facts is attached in an additional page. Money Damages are sought but cannot be determined at this time. The property is still being occupied so the condition is unknown.

See attached for additional information. Provide copy of attachments for court and defendant(s).

Verification: Under oath, I state that the above complaint is true, except as those matters stated upon information and belief, and as to those matters, I believe them to be true.

I am: plaintiff. attorney for the plaintiff.

State of Wisconsin

County of Jackson

Subscribed and sworn to before me on 2/1/16

[Handwritten Signature]

Notary Public Court Official

Faye E. Begay

Name Printed or Typed

My commission term expires: 9/14/19

Signature of Plaintiff or Attorney

[Handwritten Signature]

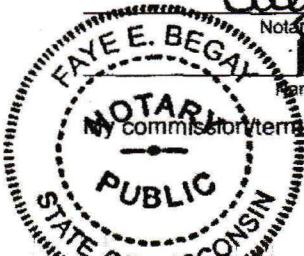
Date

2/1/16

Attorney's State Bar Number

Plaintiff's/Attorney's Telephone Number

Law Firm and Address



February 1, 2016

Five Skies LLC
9551 State Highway 13 South BOX 15
Wisconsin Rapids, WI 54494

SC-500 ADDITTONAL INFORMATION

The defendants entered into a six (6)- month lease agreement to rent the mobile home located at 9551 State Highway 13 South in Wisconsin Rapids, WI for \$450.00/month. The defendant moved in December 22, 2015 with the lease starting January 1, 2016. Because of the tenant's domestic situation and job change, we agreed to accept the prorated rent for December of \$147.90 when the tenant was paid and the security deposit to be made through installments.

The Tenant set several appointments to meet to make payments but never arrived or had to reschedule. On 1/24/16 the Tenant was given a 5-day *pay or quit* notice. Since then we have still not been able to receive any payments although the Tenant has assured us both via telephone and text that the payments were forthcoming.

Currently the Tenant owes \$597.90 in back rents from December 22, 2015 through January 31, 2016. Rent continues to accrue while occupancy is maintained at the rate of \$14.79/day. No security deposit has been given to credit toward that amount and only the electric service was placed in the tenant's name so the gas service charges will also be owed.

Because the defendants continue to occupy the property and are unable or refusing to pay, we are left with no other recourse but to seek eviction and judgement for money damages which are unable to be fully calculated at this time.