

Attorney Mark B. Hazelbaker

Circuit Court Commissioner

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May 2022

To:

Financial Institution or Party Holding Lien Against Camping Unit

RE: TITLE TRANSFER OF CAMPING UNIT WITH LIEN

Dear Financial Institution:

I am the Attorney for the Wisconsin Association of Campground Owners. I have prepared this letter opinion for the purpose of assisting our member Campgrounds deal with disposal of camping units that have been abandoned by their owners. Some abandoned units have liens against their title. If you are receiving this letter, your financial institution has a lien against the title of an abandoned unit.

This letter is being sent because your institutional has not responded to repeated inquiries by the Campground asking for your cooperation in disposing of the camping unit. Campgrounds would prefer that the lienholders take possession of abandoned camping units. That needs to be done in a timely manner.

The Wisconsin Association of Campground Owners has adopted a standard of practice for Campgrounds which provides that campgrounds should send a letter notifying a financial institution of the campground’s intent to remove and dispose of an encumbered camping unit. Our standard provides that if a financial institution does not take possession of the camping unit within 30 days of the first notice, the campground may initiate the process of transferring title to the campground through the Wisconsin Department of Transportation. Our experience with those kinds of transfers is that there is rarely any money left for the lender after disposal costs are paid.

This letter, therefore, is a respectful request that you immediately attend to the campground’s request for assistance in removing the camping unit. If you do not do so, you may be deemed to have failed to exercise due diligence in protecting your lien.

Sincerely,

KASIETA LEGAL GROUP, LLC



Mark B. Hazelbaker

CONDITIONS ON THE USE OF THIS LETTER:

1. You must have contacted the lender by mail and made at least three phone calls.
2. You must have waited at least 30 days since the first contact with the lender.
3. YOU MUST SEND ME A COPY OF THE LETTER YOU SEND TO THE LENDER WHICH INCLUDES THIS LETTER SO I AM NOT BLINDSIDED IF THE LENDER CALLS ME.

Mark Hazelbaker