

STATE OF WISCONSIN
CIRCUIT COURT
MANITOWOC COUNTY

STATE BANK OF CHILTON AS SUCCESSOR-BY-MERGER TO
CALUMET COUNTY BANK,

Plaintiff,

Case No. 20-CV-80

vs.

RANDALL KOCH by Daniel Koch his Legal Guardian and
AUDREY KOCH by Corporate Guardians of Northeast Wisconsin,

Defendants.

NOTICE OF SHERIFF'S SALE

By virtue of and pursuant to a Judgment of Foreclosure entered in the above entitled action on April 2, 2020, I will sell at public auction at the Manitowoc County Courthouse, 1010 South 8th Street, Manitowoc, Wisconsin, Room B-18, in the City of Manitowoc, in said County of Manitowoc on:

Tuesday, August 4, 2020

at 9:30 A.M. all of the following described mortgaged premises, to-wit:

The East One-half of the Southwest Quarter (E $\frac{1}{2}$ of SW $\frac{1}{4}$) of Section Thirty-One (31), Township Twenty (20) North, Range Twenty-One (21) East, in the Town of Maple Grove, Manitowoc County, Wisconsin, EXCEPTING THEREFROM the following parcels:

PARCEL I:

That part of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ of the SW $\frac{1}{4}$), of Section Thirty-one (31), Township Twenty (20) North, Range Twenty-one (21) East, in the Town of Maple Grove, described as follows: Commencing at a point 330.7 feet due West of the South quarter corner of said Section 31, thence North 1 deg. 26 feet West a distance of 662 feet; thence going due West parallel with South Line of Section 31 a distance of 330 feet; thence going due South a distance of 662 feet to a point of the South line of Section 31; thence going due East along the South line

of Section 31 a distance of 330 feet to the point of beginning. Subject to highway right-of-way.

PARCEL II:

That part of the Northeast Quarter of the Southwest Quarter (NE 1/4 of the SW 1/4) and the Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4) of Section Thirty-one (31), Township Twenty (20) North, Range Twenty-one (21) East, in the Town of Maple Grove, Manitowoc County, Wisconsin, described as follows: Commencing at the South Quarter Corner of said Section 31; thence North 02 deg. 00 min. 02 sec. West a distance of 850.00 feet along the East line of the Southwest quarter to the point of beginning; thence South 88 deg. 42 min. 49 sec. West a distance of 700.00 feet; thence South 02 deg. 00 min. 02 sec. East a distance of 403.42 feet; thence South 88 deg. 42 min. 49 sec. West a distance of 617.28 feet; thence North 01 deg. 39 min. 06 sec. West a distance of 2167.85 feet to the North line of the Southwest Quarter; thence North 88 deg. 35 min. 30 sec. East a distance of 1304.05 feet along the North line to the center corner of said Section 31; thence South 02 deg. 00 min. 02 sec. East a distance of 1763.33 feet along the East line of the Southwest Quarter to the point of beginning.

PARCEL III:

That part of the Northeast Quarter of the Southwest Quarter (NE 1/4 of the SW 1/4) and the Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4) of Section Thirty-one (31), Township Twenty (20) North, Range Twenty-one (21) East, in the Town of Maple Grove, Manitowoc County, Wisconsin, described as follows: Commencing at the South Quarter Corner of said Section 31; thence South 88 deg. 42 min. 49 sec. West a distance of 1320.00 feet along the South line of the Southwest Quarter to the point of beginning; thence continuing South 88 deg. 42 min. 49 sec. West a distance of 8.85 feet along the South line to the West line of the East-half of the Southwest Quarter; thence North 01 deg. 48 min. 48 sec. West a distance of 2614.42 feet along the West line to the North line of the Southwest Quarter; thence North 88 deg. 35 min. 30 sec. East a distance of 16.24 feet along the North line; thence South 01 deg. 39 min. 06 sec. East a distance of 2614.40 feet to the point of beginning. Reserving the South 33.00 feet for road right-of-way purposes.

Address: 24028 Manitowoc Road, Reedsville, Wisconsin 54230

Tax Key No. 11-031-012-000.00

Successful bidders are required to have 10% of their bid in cash, money order or certified check at the time of the sale made payable to the Clerk of Court. Personal checks will not be accepted. The balance of the successful bid must be paid to the clerk of court no later than 10 days after the courts confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The successful bidder is also responsible for all legal liens, encumbrances, and unpaid real estate taxes. All property is sold "as is". The Sheriff's Office has no knowledge of or access to the property.

Dated at Manitowoc, Wisconsin, this 22 day of June, 2020.



DANIEL HARTWIG
Sheriff of Manitowoc County, Wisconsin

BURNETT, McDERMOTT, JAHN, KING & DesROCHERS, LLP
Attorneys for Plaintiff
50 East Main Street
P.O. Box 146
Chilton, WI 53014

Pursuant to the Fair Debt Collection Practices Act (15 U.S.C. Section 1692), we are required to state that we are attempting to collect a debt on our client's behalf and any information we obtained will be used for that purpose.