

BANK FIRST, N.A.
Plaintiff,

vs.

JODY GERALD KOEHLER
MICHELLE L. KOEHLER
BAYFIRST NATIONAL BANK
Defendants.

Case No. 26-CV-139
Hon. Robert Dewane
Br. 3

NOTICE OF FORECLOSURE SALE

PLEASE TAKE NOTICE, that by virtue of a Judgment of Foreclosure entered in the above-captioned action on June 25, 2026, in the amount of \$253,371.33, the Sheriff or his Designee will sell the described premises at public auction as follows:

TIME: **October 13, 2026 at 9:30 a.m.**

PLACE: in the Rotunda of the Manitowoc County Courthouse, 1010 S. 8th Street, Manitowoc, WI 54221

DESCRIPTION: PARCEL I:
The East 270 feet of the South 870 feet of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), Section Six (6), Township Eighteen (18) North, Range Twenty-two (22) East, in the Town of Liberty, Manitowoc County, Wisconsin. EXCEPTING THEREFROM the South 24.75 feet of the East 52.8 feet more or less, dedicated for road right of way.

PARCEL II:

The West 270 feet of the East 540 feet of the South 870 feet of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4), Section Six (6), Township Eighteen (18) North, Range Twenty-two (22) East, in the Town of Liberty, Manitowoc County, Wisconsin.

Tax Key: 008-006-011-001.00

PROPERTY ADDRESS: 17004 English Lake Rd. Valders, WI 54245

TERMS: Down payment required **at the time of Sheriff's Sale** in the amount of 10% of the successful bid by cash or certified check; balance of sale price due within ten business days of confirmation of sale by the Court, together with the applicable transfer fee and cost of recording the deed, all payable to the Clerk of Court of the above county. Property to be sold as a whole 'as is' and subject to all real estate taxes, accrued and accruing, special assessments, if any, penalties and interest.

Plaintiff's Attorney:
Weld Riley, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479
(715) 845-8234
legal@weldriley.com



Sheriff Daniel Hartwig
or Designee

(please print or type name)

Manitowoc County, Wisconsin

RECEIVED

2026 JUL 29 AM 9:32

ANITOWOC COUNTY SHERIFF