

STATE OF WISCONSIN

CIRCUIT COURT

WAUPACA COUNTY

KEITH SIPPEL & KLSW STORAGE, LLC,

Plaintiff

NOTICE OF SHERIFF'S SALE

v.

Case No. 25 CV 07

MICHAEL B. KOCH,

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 12, 2025, in the amount of \$75,378.44, the Sheriff will sell the described premises at public auction as follows:

**DATE / TIME:** November 18, 2025 at 10:00 a.m.

**TERMS:**

1. 10% down in cash, cashier's check or certified funds, payable to the clerk of courts at the time of sale (personal checks cannot and will not be accepted); balance due within ten (10) days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to Plaintiff;
2. Sold "as is" and subject to all legal liens and encumbrances;
3. Buyer to pay applicable Wisconsin Real Estate Transfer Tax *in addition to the purchase price.*

**PLACE:**

Waupaca County Sheriff's Office  
1402 Royalton Street, Waupaca, Wisconsin

**DESCRIPTION / PARCEL #:**

**Parcel 1:** Lot 1 of Certified Survey Map No. 1163 as recorded in the office of the Register of Deeds for Waupaca County, Wisconsin on June 28, 1979 in Volume 3 of Certified Survey Maps on page 525, as Document No. 388894, being in part of Government Lot 4, Section 5, Township 21 North, Range 13 East, City of Weyauwega County, Wisconsin.

**Parcel 2:** The West 8.92 chains of Government Lot 4 in Section 5, Township 21 North, Range 13 East, City of Weyauwega, Waupaca County, Wisconsin, EXCEPT Lot 1 as described in Certified Survey Map No. 1163 recorded in the office of the Register of Deeds for Waupaca County, Wisconsin in Volume 3 of Certified Survey Maps on page 525, as Document No. 388894.

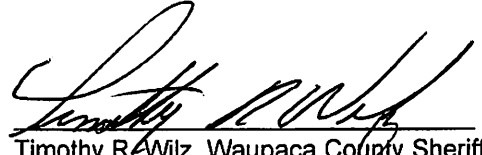
**Parcel 3:** The East 3.51 chains of Government Lot 3 in Section 5, Township 21 North, Range 13 East, City of Weyauwega, Waupaca County, Wisconsin, EXCEPT the West 91 feet thereof conveyed in Warranty Deed recorded in Volume 156 of Deeds on page 378, Waupaca County Registry, FURTHER EXCEPTING therefrom Certified Survey Map No. 7994 recorded December 30, 2020 as Document No. 890028.

Parcel ID No. 35 05 54 6

**PROPERTY ADDRESS:**

Property Address: E5617 County Road AA, Weyauwega, WI 54983

DATE: 10-9, 2025

  
Timothy R. Wilz, Waupaca County Sheriff

**Plaintiff's Attorney:**  
Attorney John R. Petitjean  
125 S. Jefferson St., Ste. 101  
Green Bay, WI 54301  
Ph (920) 432-7716  
Fax (920) 432-4446  
[jpetitjean@hspwlaw.com](mailto:jpetitjean@hspwlaw.com)