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James B. Nutter & Company

Plaintiff,

Case No. 2018CV000094

v.

Gail M. O'Brien, Individually and as Successor Trustee of the Donald J. O'Brien Declaration of Trust dated January 1, 2001, et al.

Defendant(s).

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NOTICE OF SHERIFF'S SALE

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By virtue of a judgment of foreclosure made in the above-entitled action on October 9, 2018 in the amount of \$151,672.01I will sell at public on the steps of the Adams County Courthouse, 400 N Main St, Friendship, WI 53934, on

**April 16, 2019**

At 10:00 AM, all of the following described premises, to wit:

LOT THREE (3) OF ADAMS COUNTY CERTIFIED SURVEY MAP NO. 3436 AS RECORDED IN VOLUME 15 OF SURVEYS PAGE 9-10 AS DOCUMENT NO. 362948; SAID SURVEYED LAND BEING SITUATED IN PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE FIVE (5) EAST, TOWN OF MONROE, ADAMS COUNTY, WISCONSIN; EXCEPT PART OF LOT THREE (3) CERTIFIED SURVEY MAP NO. 3436 RECORDED IN VOLUME 15, PAGE 9 IN THE ADAMS COUNTY REGISTER OF DEEDS OFFICE, AND BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 5 EAST, TOWN OF MONROE, ADAMS COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER SECTION 3, THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF SECTION 3, 7.45 FEET TO A NON-TANGENT CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2,449.87 FEET, AND ALSO BEING THE POINT OF BEGINNING, THENCE NORTHERLY ALONG A CURVE, CONCAVE TO THE EAST AND HAVING A RADIUS OF 2,449.87 FEET AND WHOSE CHORD OF 706.46 FEET BEARS NORTH 17 DEGREES 24 MINUTES 47 SECONDS EAST, AN ARC DISTANCE OF 708.93 FEET; THENCE NORTH 25 DEGREES 42 MINUTES 11 SECONDS EAST, 2,114.94 FEET; THENCE NORTH 32 DEGREES 06 MINUTES 52 SECONDS WEST, 44.91 FEET TO THE SOUTH RIGHT-OF-WAY OF BADGER AVENUE; THENCE NORTH 19 DEGREES 57 MINUTES 28 SECONDS EAST, 35.09 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3; THENCE SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, 180.74 FEET; THENCE SOUTH 30 DEGREES 37 MINUTES 39 SECONDS WEST, 38.32 FEET TO THE SOUTH RIGHT-OF-WAY OF BADGER AVENUE; THENCE SOUTH 57

DEGREES 53 MINUTES 08 SECONDS WEST, 71.63 FEET; THENCE SOUTH 25 DEGREES 42 MINUTES 11 SECONDS WEST, 2,153.15 FEET TO A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 2,369.87 FEET; THENCE SOUTHERLY ALONG THE CURVE, WHOSE CHORD OF 670.68 FEET BEARS SOUTH 17 DEGREES 34 MINUTES 06 SECONDS WEST, AN ARC DISTANCE OF 672.94 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE NORTH 89 DEGREES 59 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, 81.04 FEET TO THE POINT OF BEGINNING.

Street Address: 732 County Road Z, Arkdale, WI 54613

Tax Key No. 18-248-0000

**THE PROPERTY WILL BE SOLD AS IS AND SUBJECT TO ANY AND ALL REAL ESTATE TAXES, SUPERIOR LIENS OR OTHER LEGAL ENCUMBRANCES.**

**TERMS OF SALE:** CASH, CASHIER'S CHECK or CERTIFIED FUNDS, payable to the Clerk of Courts (10% down payment at sale, balance due within ten (10) days of Court approval; down payment to be forfeited if payment not received timely). Buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155. Buyer to pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price.

Brent York  
Sheriff of Adams County, Wisconsin

Codilis, Moody & Circelli, P.C.  
Attorneys for Plaintiff  
50-18-01606

**NOTE: This law firm is a debt collector.**