

DENNIS D. QUINNELL,  
Trustee of the Dennis D. Quinnell Revocable  
Trust of January 11, 2010,

Plaintiff,

vs.

QUINNELL'S QUALITY SEPTICS, INC.  
f/k/a Quinnell's Quality Septic, Inc.,  
CHRISTOPHER D. QUINNELL,  
ELIZABETH GEESAMAN, and  
3M INVESTMENTS,

Defendants.

**NOTICE OF FORECLOSURE SALE**

**Foreclosure of Mortgage 30404**

**Case No.: 18-CV-166**

**Tax Parcel No. 034-01234-0010**

**PLEASE TAKE NOTICE** that by virtue of a Judgment of Foreclosure and Sale entered on **November 21, 2018** in the amount of **\$134,094.65**, the Sheriff or his assignee will sell the described premises at public auction as follows:

**DATE AND TIME:** Tuesday, March 5, 2018 at 10:00 o'clock AM

**TERMS:** Pursuant to said judgment, 10% of the successful bid must be paid to the Clerk of Courts Office **at the time of the sale** in cash, cashier's check, money order, or certified funds, payable to the Clerk of Courts Office. **Personal checks cannot and will not be accepted.** The balance of the successful bid must be paid to the Clerk of Courts Office in cash, cashier's check, money order, or certified funds, no later than ten days after the Court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is", is not available for viewing, and subject to all liens, encumbrances, and unpaid real estate taxes.

**The property is being sold subject to the first mortgage of the Oakdale Credit Union in the approximate amount of \$202,069.70.**

**PLACE:** Courthouse Steps, 402 Main Street, Friendship, Wisconsin.

**PROPERTY ADDRESS:** 1852 County Road Z, Arkdale, Wisconsin 54613

**DESCRIPTION:**

Lot 1 of Adams County Certified Survey Map #4625, located in the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼), Section 32, T18N, R5E, Town of Strongs Prairie, Adams County, Wisconsin, EXCEPTING THEREFROM the following described lands: Commencing at the West Quarter corner of said Section 32; thence S89°53'41"E, 33.00 feet along the North line of the Southwest Quarter of said Section 32 to the existing East right-of-way line of CTH Z and the point of beginning; thence S00°34'17"W, 0.29 feet along said existing East line; thence S00°39'01"W, 469.57 feet along said existing East line to the existing North right-of-way line of North Street; thence S89°57'55"E, 32.00 feet along said North line to the new East right-of-way line of CTH Z; thence N00°39'01"E, 304.53 feet along said new East line; thence N05°04'20"W, 165.97 feet along said new East line to the North line of the Southwest Quarter of Section 32; thence N89°53'41"W, 15.45 feet along said North line to the point of beginning. Said parcel contains 0.26 acres.

Adams County, Wisconsin, retains a temporary limited easement for the right to construct driveways and to construct, cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable to prevent erosion of the soil. Said easement being a strip of land that varies feet in width, and 50 feet in length, more or less, on that land of the owner, being a part of Lot 1, CSM #4625, located in the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼), Section 32, T18N, R5E, Town of Strongs Prairie, Adams County, Wisconsin, lying adjacent to the new easterly right-of-way line of CTH Z, with the northerly line of said easement being 115 feet South of the North property line of the owner (also being the North line of said Lot 1) and the easterly line of said easement being parallel with and 85 feet East of the reference line of CTH Z. Said temporary limited easement shall terminate on the date the construction of this project is completed. Said parcel contains 0.02 acres, more or less.

**ATTORNEY  
INFORMATION:**

Attorney Eric S. Johnson  
Curran, Hollenbeck & Orton, S.C.  
111 Oak Street, P.O. Box 140  
Mauston, Wisconsin 53948-0140  
(608) 847-7363

Dated this 28 day of Jan., 2019.

Brent R. York  
Brent R. York, Sheriff of Adams County

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**Sales are subject to cancellation at any time without notice.**