
Dupaco Community Credit Union

Plaintiff,

Case No. 2025CV000269

v.

Theodore P. Gabriel

Defendant.

NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on September 15, 2025 in the amount of \$50,878.73, I will sell at public auction, located at the north entrance of the Grant County Courthouse steps, 130 West Maple Street, Lancaster, WI 53813, on

April 7, 2026

At 9:00 AM, all of the following described premises, to wit:

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION THIRTY-ONE (31), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF 4TH P.M., GRANT COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION THIRTY-ONE (31), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;

THENCE NORTH 01°39'38" EAST 1189.22 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 31;

THENCE SOUTH 74°45'30" WEST 1245.87 FEET TO A 3/4" REBAR MARKING THE POINT OF BEGINNING;

THENCE NORTH 03°42'04" WEST 119.24 FEET TO A 3/4" REBAR;

THENCE NORTH 83°33'19" W 63.13 FEET TO A 3/4" REBAR;

THENCE NORTHWESTERLY 81.96 FEET ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 95.93 FEET AND A LONG CHORD WHICH BEARS NORTH 59°04'48" WEST 79.49 FEET A 3/4" REBAR;

THENCE SOUTH 01°16' 16" WEST 205.99 FEET TO A 3/4" REBAR;

THENCE NORTH 74°45'30" EAST 148.42 FEET TO THE POINT OF BEGINNING.

ALSO, A 66 FOOT WIDE INGRESS-EGRESS EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION THIRTY-ONE (31), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;

THENCE NORTH 01°39' 38" E 1189.22 FEET TO A POINT ON THE EAST LINE OF THE
NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 31;
THENCE SOUTH 74°45'30" WEST 1245.87 FEET TO A 3/4" REBAR MARKING THE
POINT OF BEGINNING;
THENCE NORTH 03°42'04" WEST 152.12 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 83°33'19" WEST 61.19 FEET;
THENCE NORTHWESTERLY 98.76 FEET ON THE ARC OF A CURVE CONCAVE
NORTHEASTERLY, HAVING A RADIUS OF 62.93 FEET AND A LONG CHORD WHICH
BEARS NORTH 38°35'54" WEST 88.93 FEET;
THENCE NORTH 06°21'32" EAST 130.34 FEET;
THENCE NORTHEASTERLY 86.94 FEET ON THE ARC OF A CURVE CONCAVE
SOUTHEASTERLY, HAVING A RADIUS OF 162.31 FEET AND A LONG CHORD WHICH
BEARS NORTH 21°42'13" E 85.90 FEET;
THENCE NORTH 37°02'55" EAST 63.32 FEET;
THENCE NORTHWESTERLY 41.89 FEET ON THE ARC OF A CURVE CONCAVE
WESTERLY, HAVING A RADIUS OF 25.42 FEET AND A LONG CHORD WHICH BEARS
NORTH 10°09'35" WEST 37.31 FEET;
THENCE NORTH 57°22'05" WEST 35.82 FEET TO A POINT IN THE CENTERLINE OF
U.S.H. 151, SAID POINT BEING THE TERMINUS POINT.

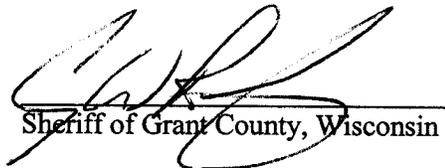
EXCEPT REAL ESTATE CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT
OF TRANSPORTATION IN VOLUME 940 OF RECORDS ON PAGE 76 AS DOCUMENT
NO. 646357.

Street Address: 5224 US Hwy 151 S, Platteville, WI 53818
Tax Key No. 050-00936-0020

**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 Grant
County 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. Â§ 846.155. Buyer to pay applicable Wisconsin Real Estate
Transfer Tax in addition to the purchase price.

Dated: 2-18-26


Sheriff of Grant County, Wisconsin

Codilis, Moody & Circelli, P.C.
Attorneys for Plaintiff
(414) 775-7700
50-25-00724

NOTE: This law firm is a debt collector.