

STATE OF WISCONSIN

CIRCUIT COURT  
CIVIL DIVISION

VILAS COUNTY

WELLS FARGO BANK, N.A.

Plaintiff

**NOTICE OF ADJORNED  
SHERIFF'S SALE**  
Case No. 2023CV000028

Vs.

HARRIET A. SMITH REVOCABLE  
LIVING TRUST DATED MARCH 3,  
1995, HARRIET A. SMITH TRUSTEE  
SUCCEEDED BY JAMES S. SMITH,  
TRUSTEE; CURRENT OCCUPANTS

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on September 13, 2023, in the amount of \$136,466.95, the Sheriff, or Designee, will sell the described premises at public auction as follows:

**TIME:** January 11, 2024 at 2:00 p.m.

**ADJORNED DATE AND TIME:** March 21, 2024 at 2:00 p.m.

**TERMS:**

1. 10% down in cash, cashier's check or certified funds at the time of sale; balance due within 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.
4. Bidders not a party to this action are subject to the requirements of Wisconsin Statute Section 846.155.

**PLACE:** MAIN LOBBY OF THE VILAS COUNTY COURTHOUSE ADDITION, 330 COURT STREET, EAGLE RIVER, WI 54521

**Property description:**

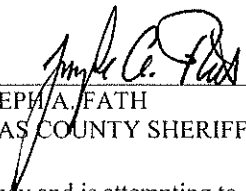
THE FOLLOWING DESCRIBED REAL ESTATE IN VILAS COUNTY, STATE OF WISCONSIN: LOT EIGHT (8) OF DENNHARDT'S BRANDY LAKE PLAT, SAID PLAT BEING A SUBDIVISION OF PART OF GOVERNMENT LOT SIX IN SECTION THIRTY-FIVE, TOWNSHIP FORTY-NORTH, RANGE SIX EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE TOWN OF ARBOR VITAE, VILAS COUNTY, WI, AS THE SAME APPEARS OF RECORD IN VOLUME 7 OF PLATS, PAGE 5, EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN VOLUME 202 OF RECORDS ON PAGE 148. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

**Tax Key No.:** 002-1817

**Property Address:** 293 US Highway 51 N, Woodruff, WI 54568

Shannon K Cummings  
State Bar No. 1033710  
Attorney for Plaintiff  
633 W. Wisconsin Avenue, Suite 408  
Milwaukee, WI, 53203  
Phone: 312-541-9710  
Mailing Address:  
30 N. LaSalle St., Suite 3650  
Chicago, Illinois, 60602

Dated this 28<sup>th</sup> day of December, 2023

  
\_\_\_\_\_  
JOSEPH A. FATH  
VILAS COUNTY SHERIFF OR DESIGNEE

Johnson, Blumberg & Associates, LLC. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.