

WELLS FARGO BANK, N.A.  
Plaintiff

**NOTICE OF 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:** May 15, 2025 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  
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30 N. LaSalle St., Suite 3650  
Chicago, IL 60602  
Email:

Dated this 15 day of April, 2025

  
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JOSEPH A. FATH  
VILAS COUNTY SHERIFF OR DESIGNEE

WisconsinPleadings@johnsonblumberg.com

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.