

Wells Fargo Bank, N.A.

Plaintiff,  
vs.

NOTICE OF FORECLOSURE SALE

Case No. 12-CV-203

Martha Jane Sullivan individually and as Trustee of the Martha Jane Sullivan Trust, John Doe Sullivan and John Moe Sullivan and Jane Doe Sullivan and such other unknown trustee and/or beneficiaries of the Martha Jane Sullivan Trust

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 16, 2013 in the amount of \$520,254.58 the Sheriff will sell the described premises at public auction as follows:

TIME: April 18, 2013 at 2:00 p.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check 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' and subject to all liens and encumbrances.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River

DESCRIPTION: A parcel of land in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirty-four (34), Township Forty-two (42) North, Range Ten (10) East of the Fourth Principal Meridian, Conover Township, Vilas County, Wisconsin, described as follows: Commencing at the West 1/4 corner of Section 34, marked by a 6" by 6" concrete post with a brass cap; thence South 89°35' 15" East, 357.84 feet along the East-West 1/4 line of Section 34 to an iron pipe; thence North 13° 50' 15" East 803.55 feet along the East right-of-way of Old 45 Road to an iron pipe and also being the Southwest corner of Lot 3 of the above described Certified Survey Map No. 625; thence North 65° 00' 00" East 157.00 feet along the Southerly boundary line of said Lot 3 to an iron pipe and being the place of beginning; thence continuing North 65° 00' 00" East, 88.40 feet to an iron pipe; thence South 12° 28' 17" East 401.12 feet South 12° 30' 00" East of record to an iron pipe; thence continuing South 12° 28' 17" East, 84.24 feet (South 12° 30' 00" East of record) along with Westerly line of Outlot 1 of said Certified Survey Map No. 625 to an iron pipe; thence South 83° 19' 05" West, 195.62 feet to an iron pipe; thence North 01° 09' 14" East 459.67 feet to an iron pipe and the place of beginning. And: Lot Three (3) and Outlot One (1) of that Certified Survey Map recorded in Volume 3 of Certified Surveys page 24 as Map No. 625 being part of the Southwest Quarter of the Northwest Quarter, Section Thirty-four (34) Township Forty-two (42) North, Range Ten (10) East of the Fourth Principal Meridian, Township of Conover, Vilas County, Wisconsin excepting there from that parcel of land described in Document No. 456915. Together with an easement for ingress over a 40 foot wide driveway easement as described in Document No. 457755 and corrected in Document No. 457908.

PROPERTY ADDRESS: 4782 Old 45 Rd Conover, WI 54519-9291

DATED: February 22, 2013

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.