
Selene Finance, LP

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 24 CV 1299

vs

Abigail Carter, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 31, 2025 in the amount of \$299,234.62 the Sheriff will sell the described premises at public auction as follows:

TIME: May 14, 2025 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms:

- 1.) 10% down in cash 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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

PLACE: Target Room, Brown County Sheriff's Office, 2684 Development Drive, Green Bay, WI 54311

DESCRIPTION: Lot Forty-six (46), Plat of Woodale Estates, In the Village of Howard, Brown County, Wisconsin.

PROPERTY ADDRESS: 1289 Velsen Road, Green Bay, WI 54313

TAX KEY NO.: VH-3681

Phillip A. Norman, P.C.
Kelly M. Smith
State Bar No. 1067970
17035 W. Wisconsin Avenue, Suite 150
Brookfield, WI 53005
(262) 314-6564

Dated this 14th day of March, 2025.

IS
Brown County Sheriff

Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.