

Fort Community Credit Union
Plaintiff.

NOTICE OF FORECLOSURE SALE

vs.

Case No. 25CV2013

Case Code: 30404 - Foreclosure

George Garneau Jr.
Lindsey D. Garneau
The George Garneau Jr. & Lindsey D. Garneau Living Trust
Defendants.

Selene Finance LP
Northway Fence, Inc.
Newtek Merchant Solutions, LLC
John M. Gebhard
Indu Prakash
Additional Defendants.

PLEASE TAKE NOTICE that by virtue of a Judgment of Foreclosure and sale entered in the above-entitled action on 05/19/2026 in the amount of \$159,759.39, the Sheriff of Waukesha County, Wisconsin, will sell the premises described at public auction as follows:

<u>DATE / TIME:</u>	September 23, 2026 – 10:00 a.m.
<u>TERMS:</u>	Ten percent (10%) cash, certified funds or cashier's check down at time of sale. The balance of the purchase price to be paid within 10 days after confirmation of sale to the Clerk of Courts. The property will be sold "as is" subject to all legal encumbrances and any outstanding and accrued real estate taxes, special assessments, penalties and interest, if any. Upon confirmation, the purchaser will be required to pay all transfer tax and recording fees.
<u>PLACE:</u>	Lobby of Sheriff's Department, Law Enforcement Center, Door #8, 515 W. Moreland Blvd., Waukesha, WI 53188
<u>PROPERTY DESCRIPTION:</u>	Lot 14, Plat of Pawling's Addition to the Village of Hartland, being a Subdivision of part of the Northeast ¼ of Section 3, Township 7 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin.
<u>PROPERTY ADDRESS:</u>	330 Zion Street, Hartland, WI 53029
<u>TAX KEY NO.:</u>	HAV 0729182

Dated this 14th day of August, 2026.**Eric Severson**

Sheriff of Waukesha County, Wisconsin

SIMONINI LAW OFFICE, LLC
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Simonini Law Office, LLC by Reno J. Simonini is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a chapter 7 discharge in bankruptcy, this pleading should not be construed as an attempt to collect a debt.