STATE OF WISCONSIN | CIRCUIT COURT | MILWAUKEE COUNTY

Cutting Edge Properties LLC

Plaintiff,

vs.

The Estate of Veronica L. Nelson, Deceased, City of Milwaukee, Capital One, National Association s/b/m Discover Bank and City of Milwaukee Community Development Grants Administration

Defendants.

NOTICE OF FORECLOSURE SALE

Doc# 260471

Case No. 26-CV-002081

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on August 11, 2026 in the amount of $93,498.33 the Sheriff will sell the described premises at public auction as follows:

TIME: November 16, 2026 at 10:30 a.m.

TERMS:
All bidders are required to submit a deposit prior to participating in the auction. The deposit shall be 11 % of the purchaser's total intended bid, with 10% going towards the purchase price and 1 % to be applied to a convenience fee due to Bid4Assets based on the winning bid price. Upon entry of the Order Confirming Sale, the successful bidder shall have ten (10) calendar days to submit all required funds and documentation necessary to complete the transaction. The payment for the remaining balance (after the 10% deposit) must be delivered in person to the Milwaukee County Clerk of Courts via cash or cashier's checks. The Clerk of Courts will-not accept mailed payments. The buyer must comply with minimum bidder qualifications as set forth in Wis. Stat. § 846.155 and pay applicable Wisconsin Real Estate Transfer Tax in addition to the purchase price. VISIT: https://www.bid4assets.com/MilwaukeeSheriffSales for sale instructions and further details on the terms and conditions of the Sheriff's sale.

PLACE: Online at Bid4Assets.com

DESCRIPTION: Lot 29, in Block 1, in Cawker's Subdivision "A", in the North East 1/4 of Section 13, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, and State of Wisconsin, including the West 5 feet of the vacated portion of alley adjoining said premises on the East. Tax Parcel #309-0126-000

PROPERTY ADDRESS: 3034 N 28th St Milwaukee, WI 53210-2018

DATED: September 11, 2026

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 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.