

Click N' Close, Inc.

Plaintiff

NOTICE OF SHERIFF'S SALE

vs.

Case No: 25 CV 85

Shannon Retana, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on April 30, 2026 in the amount of \$133,164.49 the Sheriff will sell the described premises at public auction as follows:

TIME: October 1, 2026 at 2:00 PM

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 from the proceeds of the sale.

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: Courthouse Annex building, main public entrance, 330 Court Street, Eagle River, WI 54521

DESCRIPTION: Lots Twenty-one (21), Twenty-two (22) and Twenty-three (23) of the recorded Plat of WHISPERING PINES, being a part of Government Lot One, Section Ten, Township Forty North, Range Six East of the Fourth Principal Meridian, Arbor Vitae Township, Vilas County, Wisconsin.

A 3/49th interest in Outlot One (1) and in the 66 foot wide strip of land known as "Deerpath Lane", a private road, and shown on the Plat of WHISPERING PINES, in part of Government Lot One, Section Ten, Township Forty North, Range Six East of the Fourth Principal Meridian, Arbor Vitae Township, Vilas County, Wisconsin.

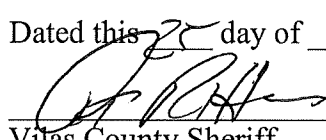
Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

Subject to and together with a right of ingress and egress over and across Outlot One (1) and the 66 foot wide strip of land known as "Deerpath Lane", a private road, and shown on the plat of Whispering Pines.

PROPERTY ADDRESS: 2426 Rux Road, Arbor Vitae, WI 54568

TAX KEY NO.: 2-223, 2-224, 2-225

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 25 day of August, 2026.


Vilas County Sheriff