STATE OF WISCONSIN CIRCUIT COURT MILWAUKEE COUNTY

Click N' Close, Inc.

Plaintiff

NOTICE OF SHERIFF'S SALE

Case No: 26 CV 413
Docket No: 260447

vs

Janei Rice, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 24, 2026 in the amount of $388,651.28 the Sheriff will sell the described premises at public auction as follows:

TIME: October 26, 2026 at 10:30 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 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: Milwaukee County Safety Building, 821 W. State Street, Room B-12, Milwaukee, WI 53233

DESCRIPTION: LOT 10, BLOCK 3, IN HILL VIEW, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 21 EAST, AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 21 EAST, IN THE VILLAGE OF WEST MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

PROPERTY ADDRESS: 1436 S. 54th Street, West Milwaukee, WI 53214

TAX KEY NO.: 4381074000

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.

25-00929