

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-3CB, Mortgage Pass-Through Certificates, Series 2005-3CB

Plaintiff,

vs.

Bradley W. Metzger, Tanya L. Metzger, Prairie Meadows Subdivision Homeowners Association, Inc. and M&I Marshall & Ilsley Bank

Defendants.

NOTICE OF FORECLOSURE SALE

Case No. 21-CV-001519

2022 MAY 27 AM 9:34  
WAUKESHA SHERIFF DEPT.  
RECORD DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on January 20, 2022 in the amount of \$202,020.48 the Sheriff will sell the described premises at public auction as follows:

TIME: July 27, 2022 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Waukesha County Sheriff's Dept. (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: LOT 16, TOGETHER WITH AN UNDIVIDED INTEREST IN OUTLOTS 1, 2, 3 AND 4, PRAIRIE MEADOWS SUBDIVISION, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, STATE OF WISCONSIN.

PROPERTY ADDRESS: S94W12552 Cottontail Ct Muskego, WI 53150-4648

DATED: May 23, 2022

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

**Eric Severson**

Eric Severson  
Waukesha County Sheriff

Please go to [www.gray-law.com](http://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.