

RECEIVED NOV 10 2025

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

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

NOTICE OF FORECLOSURE SALE

Case No. 21-CV-001519

Plaintiff,

vs.

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

Defendants.

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: January 14, 2026 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: November 4, 2025

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 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.