

THE BANK OF NEW YORK MELLON FKA THE BANK
OF NEW YORK, AS TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWALT, INC.,
ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE
PASS-THROUGH CERTIFICATES, SERIES 2005-57CB

Plaintiff**NOTICE OF SHERIFF'S SALE**

Case No: 22 CV 1136

vs

Dwayne Terrell, et al.

Defendants

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 18, 2023 in the amount of \$281,133.59 the Sheriff will sell the described premises at public auction as follows:

TIME: January 31, 2024 at 9:30 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: Lobby of the Public Safety Building at 1000 55th Street, Kenosha, WI 53140

DESCRIPTION: Lot 54 in HUNTERS RIDGE, a subdivision of part of the Northeast Quarter, Southeast Quarter, Southwest Quarter and Northwest Quarter of the Southwest Quarter of Section 13, Township 2 North, Range 22 East of the Fourth Principal Meridian; in the City of Kenosha, Kenosha County, Wisconsin.

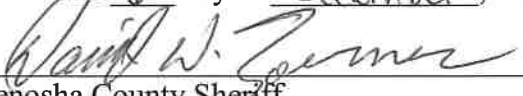
Phillip A. Norman, P.C. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.

PROPERTY ADDRESS: 3416 16th Street, Kenosha, WI 53144

TAX KEY NO.: 07-222-13-301-054

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 6th day of December, 2023.



Kenosha County Sheriff
Sheriff David W. Zoerner