

The Bank of New York Mellon f/k/a The Bank of New York as successor  
in interest to JPMorgan Chase Bank, N.A. as Trustee for Structured Asset  
Mortgage Investments II Inc. Bear Stearns ALT-A Trust, Mortgage  
Pass-Through Certificates, Series 2004-7

## NOTICE OF FORECLOSURE SALE

Case No. 15-CV-01548

Plaintiff,  
vs.

Peter Tomes a/k/a Peter J. Tomes, Lisa Tomes a/k/a Lisa J. Tomes a/k/a  
Lisa Jean Moran and Mortgage Electronic Registration Systems, Inc.,  
acting solely as a nominee for Quicken Loans Inc.

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on November 5, 2015 in the amount of \$106,527.08 the Sheriff  
will sell the described premises at public auction as follows:

**TIME:** February 10, 2016 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 7 Block 1 Assessor's Plat No. 1 of the Village of Mukwonago, being Certified Survey Map Nos. 1729A, 8263 and 9994, part of the Mequanigo Subdivision, and part of the Southeast ¼ of the Northeast ¼ and part of the Northwest ¼ and Northeast ¼ of the Southeast ¼ of Section 26, Town 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin. Said parcel formerly known as: Parcel 1: That part of the Southeast ¼ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, County of Waukesha, State of Wisconsin, described as follows: Beginning at a point 18 chains and 49 ½ links West and 1 chain and 96 links South 44 1/2° West from the ¼ post on the East side of said Section 26 and thence running South 39 1/2° East 71 feet and 3 inches; thence South 87 3/4° West 27 feet and 6 inches; thence North 43 1/2° West 52 feet and 2 inches; thence North 44 1/2° East 25 feet and 7 inches to the place of beginning. Excepting therefrom, the Southwesterly 7 feet of lands more fully described as follows: That part of the Southeast ¼ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, County of Waukesha, and State of Wisconsin, described as follows: Commencing at a point 18 chains 49 ½ links (1220.66') and 1 chain 96 links (129.36') South 44 1/2° West from the East ¼ corner of the East side of Section 26; thence continuing South 44 1/2° West, 18' 7" to the point of beginning of land herein described; thence continuing South 44 1/2° West, 7.0'; thence South 43 1/2° East, 52' 2"; thence North 87 3/4° East, 10.03 feet; thence North 43 1/2° West, 59.60 feet to the point of beginning. Parcel 2: That part of the Southeast ¼ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, County of Waukesha and State of Wisconsin, described as follows: Beginning at a point 18 chains and 49 ½ links West, 77 links South 44 1/2° West and 14 feet and 1 inch South 39 1/2° East from the ¼ post on the East side of said Section 26 and thence running South 39 1/2° East 124 feet and 6 inches; thence North 87 3/4° East 17 feet and 2 inches; thence North 45 1/4° West 135 feet and 6 inches to the place of beginning. Parcel 3: That part of the Southeast ¼ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, County of Waukesha, State of Wisconsin, described as follows: Beginning at a point 18 chains and 49 ½ links West and 77 links South 44 1/2° West from the ¼ post on the East side of said Section 26; thence running South 44 1/2° West 1 chain and 19 links; thence South 39 1/2° East 1 chain and 8 links; thence North 87 3/4° East 1 chain and 48 links; thence North 39 1/2° West 2 chains and 10 links to the place of beginning. Parcel 4: That part of the Southeast ¼ of Section 26, Town 5 North, Range 18 East, in the Village of Mukwonago, County of Waukesha, State of Wisconsin, described as follows: Commencing at a point on the East and West ¼ Section line through Section 26, 131 feet West of the West line of right of way of the Soo Line Railroad which is 1092.62 feet West of the East ¼ post of Section 26, and thence West on said ¼ line 1 chain 94 links (128.04'); thence South 44 1/2° West, 1 chain 96 links (129.36'); thence continuing South 44 1/2° West, 18' 7" to a point; thence South 43 1/2° East, 7.0' distant Easterly and parallel to the West line of property described in Volume 547, Page 161 (Parcel #1) 59.60 feet to the point of beginning of land herein described; thence continuing on extension of said line South 43 1/2° East to the South line of lands described in Volume 326, Page 284; thence East along said South line (Volume 326, Page 284) to the West line of Albert Georke Property; thence North along the West line of Albert Georke property to a point which is North 87 3/4° East and 190.39 feet from the point of beginning; thence South 87 3/4° West, 190.39 feet to the place of beginning, intending to convey that part of Swan property which lies Easterly of an extension in a Southeasterly direction of the Easterly line of a 7.0' strip presently conveyed by Keeler to Swan.

**PROPERTY ADDRESS:** 220 Fox St Mukwonago, WI 53149-1415

**DATED:** December 8, 2015

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

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale

**Eric Severson**

Eric Severson  
Waukesha County Sheriff

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.

WAUKESHA COUNTY SHERIFF DEPT.  
RECORD DIVISION  
DEC 10 AM 11:34