

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.

□MORTGAGE SALE - Default has been made in the conditions of a mortgage made by Jesus Cardoso, a married man, to Union Federal Bank of Indianapolis, Mortgagee, dated June 16, 2004 and recorded June 18, 2004 in Liber 1242, Page 237, St. Joseph County Records, Michigan. Said mortgage is now held by US Bank National Association, as Trustee for BSABS 2004-AC5 by assignment. There is claimed to be due at the date hereof the sum of One Hundred Fifty-Four Thousand Eight Hundred Twenty-Eight and 89/100 Dollars (\$154,828.89) including interest at 7.625% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue at the front steps of St. Joseph County Courthouse in Centerville in St. Joseph County, Michigan at 10:00 a.m. on OCTOBER 22, 2009.

□Said premises are located in the Township of Sturgis, St. Joseph County, Michigan, and are described as: Lot 68, White Fawn Subdivision Number 3, according to the Plat of Record in the Office of the Register of Deeds for St. Joseph County, Michigan, in Liber 6 of Plats, on Pages 55, 56 and 57.

□The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

If you are a tenant in the property, please contact our office as you may have certain rights.

Dated: September 18, 2009
Orlans Associates, P.C.
Attorneys for Servicer
P.O. Box 5041
Troy, MI 48007-5041
248-502-1400 File No. 306.2963

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