

Notice Of Mortgage Foreclosure Sale

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.

ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest.

MORTGAGE SALE - Default has been made in the conditions of a mortgage made by Michael Knepple and April Knepple, husband and wife, original mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated January 14, 2008, and recorded on January 18, 2008 in Liber 1470 on Page 440, in Saint Joseph county records, Michigan, and assigned by said Mortgagee to BAC Home Loans Servicing, L.P. as assignee, on which mortgage there is claimed to be due at the date hereof the sum of Forty-Nine Thousand Nine Hundred Ninety-Two And 39/100 Dollars (\$49,992.39), including interest at 7.75% 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 place of holding the circuit court within Saint Joseph County, at 10:00 AM, on October 22, 2009.

Said premises are situated in Township of Mottville, Saint Joseph County, Michigan, and are described as:

Commencing at the Southeast corner of said Section 2, and running thence West, along the South line of said Section, 4001.48 feet; thence North at right angles to said section line 563.03 feet to the centerline of Chicago Road, thence South 85 degrees 57 minutes 12 seconds West, along said highway centerline 390 feet to the point of beginning of this description; the boundary runs thence South 85 degrees 57 minutes 12 seconds West, along said highway centerline 205.34 feet, thence North 00 degrees 53 minutes 49 seconds West, 189.82 feet, thence North 85 degrees 57 minutes 12 seconds East 208.16 feet, thence South 00 degrees 02 minutes 48 seconds East, 190 feet to the point of beginning of this description. This parcel is subject to a highway easement across the Southerly 50 feet thereof.

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.

Dated: September 18, 2009

For more information, please call:

FC X (248) 593-1302

Trott & Trott, P.C.

Attorneys For Servicer

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File #281098F01

14148 US HWY 12