

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ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee.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 Donald A Mullins IV and Rachel Mullins, 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 November 27, 2006, and recorded on November 30, 2006 in Liber 1409 on Page 957, in Saint Joseph county records, Michigan, and assigned by said Mortgagee to Wells Fargo Bank, NA as assignee, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Eighty-Three Thousand Eight Hundred Twelve And 15/100 Dollars (\$183,812.15), including interest at 6.5% 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 Lockport, Saint Joseph County, Michigan, and are described as: All that part of the West 1/2 of the Southwest 1/4 of Section 35, Township 6 South, Range 11 West, described as follows:

Commencing at the West 1/4 corner of said Section 35 and running thence South 89 Degrees 54 Minutes 40 Seconds East along the 1/4 line 489.62 Feet, thence South 00 Degrees 36 Minutes 45 Seconds East 633.69 Feet to the Point of Beginning of this description, the boundary runs thence North 46 Degrees 03 Minutes 30 Seconds East 154 Feet, thence North 45 Degrees 01 Minutes West 92.42 Feet, thence North 44 Degrees 59 Minutes East 80 Feet, thence South 45 Degrees 01 Minutes East 323 Feet, thence South 44 Degrees 59 Minutes West, along the centerline of Centreville-Constantine Road, 314 Feet, thence North 45 Degrees 01 Minutes West 234.97 Feet, thence North 46 Minutes 03 Minutes 03 Seconds East 80 Feet to the Point of Beginning.

Also, commencing at the West 1/4 corner of said Section 35, and running thence South 89 Degrees 54 Minutes 40 Seconds East, along the East-West 1/4 line as monumented, 508.54 Feet to a capped iron set at the point of beginning of this description, the boundary runs thence South 89 Degrees 54 Minutes 40 Seconds East along the East-West 1/4 line as monumented, 278.79 Feet to a capped iron found, thence South 45 Degrees 01 Minutes 00 Seconds East 151.91 Feet to a capped iron found, thence South 44 Degrees 59 Minutes 00 Seconds West 400.00 Feet to a capped iron found, thence South 45 Degrees 01 Minutes 00 Seconds East 323.00 Feet to the centerline of Centreville-Constantine Road, thence South 44 Degrees 59 Minutes 00 Seconds West, along said centerline, 20.00 Feet, thence North 45 Degrees 01 Minute 00 Seconds West 323.00 Feet to a capped iron found, thence South 44 Degrees 59 Minutes 00 Seconds West 80.00 Feet to a capped iron found, thence South 45 Degrees 01 Minutes 00 Seconds East 92.42 Feet to a capped iron found, thence South 46 Degrees 03 Minutes 30 Seconds West 154.00 Feet to a capped iron found, thence North 02 Degrees 51 Minutes 03 East 133.46 Feet to a capped iron set, thence North 00 Degrees 37 Minutes 51 Seconds East 500.36 Feet to the point of Beginning.

Known on the County Tax Roll as: Commencing at the West 1/4 corner of Section 35, Town 6 South, Range 11 West, thence South 89 Degrees 54 Minutes 40 Seconds East 508.54 Feet to Point of Beginning, thence South 00 Degrees 37 Minutes 51 Seconds West 500.36 Feet, thence South 02 Degrees 51 Minutes 03 Seconds West 133.46 Feet, thence South 46 Degrees 03 Minutes 30 Seconds West 80 Feet, thence South 45 Degrees 01 Minutes East 234.97 Feet, thence North 44 Degrees 59 Minutes East 334 Feet, thence North 45 Degrees 01 Minutes West 323 Feet, thence North 44 Degrees 59 Minutes East 400 Feet, thence North 45 Degrees 01 Minutes West 151.91 Feet, thence North 89 Degrees 54 Minutes 40 Seconds West 278.79 Feet to the Point of Beginning.

The redemption period shall be 12 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 D (248) 593-1309

Trott & Trott, P.C.

Attorneys For Servicer

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