

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ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee.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 Audrey L. Althaus, an unmarried woman, original mortgagor(s), to Wells Fargo Bank, N.A., Mortgagee, dated December 22, 2004, and recorded on December 28, 2004 in Liber 1279 on Page 629, in Saint Joseph county records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of Sixty-Nine Thousand Four Hundred Nine And 19/100 Dollars (\$69,409.19), including interest at 5.875% 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 29, 2009.

Said premises are situated in Village of White Pigeon, Saint Joseph County, Michigan, and are described as: All that part of the Northwest 1/4 of Section 6, Town 8 South, Range 11 West, Village of White Pigeon, St. Joseph County, Michigan, described as follows:

Commencing at the West 1/4 corner of said Section 6, and running thence North 00 degrees 14 minutes 44 seconds West, along the Section line, 986.22 feet to the corner of School Side Development (Liber 6 of Plats, Page 195) at the point of beginning of this description; the boundary runs thence North 00 degrees 14 minutes 44 seconds West along the Section line, 266.75 feet, thence North 89 degrees 55 minutes 56 seconds East 132.85 feet (recorded as South 89 degrees 57 minutes 40 seconds East 133.00 feet and 128.27 feet), thence North 00 degrees 18 minutes 32 seconds West 67.38 feet (recorded as North 00 degrees 12 minutes West 67.78 feet) to a capped iron found, thence North 89 degrees 20 minutes 14 seconds East (recorded as North 89 degrees 43 minutes East), 94.48 feet to a concrete monument found at the Northwest corner of Lot 15 of School Side Development, thence South 00 degrees 22 minutes 14 seconds East (recorded as South 00 degrees 14 minutes 44 seconds East) 229.78 feet to a concrete monument at the Southwest corner of Lot 14, thence South 88 degrees 49 minutes 59 seconds East 10.00 feet to a concrete monument at the Northwest corner of Lot 13, thence South 00 degrees 22 minutes 56 seconds East (recorded as South 00 degrees 14 minutes 44 seconds East) 110.03 feet to a concrete monument at the Southwest corner of Lot 13, thence North 88 degrees 53 minutes 09 seconds West (recorded as North 88 degrees 49 minutes 59 seconds West) along the North line of Lots 1 and 2 of School Side Development, 238.08 feet to the point of beginning.

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 29, 2009

For more information, please call:

FC D (248) 593-1309

Trott & Trott, P.C.

Attorneys For Servicer

31440 Northwestern Highway, Suite 200

Farmington Hills, Michigan 48334-2525

File #282421F01

600 N. Kalamazoo St.