

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ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee.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 Orrin C Bowlby and Jama L Bowlby 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 February 22, 2008, and recorded on March 3, 2008 in Liber 1475 on Page 355, and assigned by said Mortgagee to Wells Fargo Bank, N.A. as assignee as documented by an assignment, in Saint Joseph county records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Fifty-One Thousand Two Hundred Eighty-One And 41/100 Dollars (\$151,281.41), including interest at 6.375% 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 August 5, 2010.

Said premises are situated in Township of Constantine, Saint Joseph County, Michigan, and are described as: That part of the East 1/2 of the Southeast 1/4 of Section 29, Town 7 South, Range 12 West, Constantine Township, St. Joseph County, Michigan, lying West of Black Run Creek which is described as: Beginning at a point on the South line of said Section, which is South 89 degrees 58 minutes 27 seconds West, 422.10 feet from the Southeast corner of said Section; thence along the Centerline of Black Run Creek; thence North 22 degrees 16 minutes 30 seconds East 254.06 feet and North 46 degrees 59 minutes 36 seconds East 169.66 feet and North 24 degrees 40 minutes 56 seconds East 328.37 feet; thence leaving said Creek South 89 degrees 58 minutes 27 seconds West 1268.14 feet to the East 1/8th line of said Section; thence South 0 degrees 27 minutes 22 seconds East along said 1/8th line, 649.94 feet to the South line of Section 29; thence North 89 degrees 58 minutes 27 seconds East along said line, 905.48 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: July 8, 2010

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 #327208F01

AFFIDAVIT OF POSTING

STATE OF MICHIGAN

COUNTY OF _____ } ss.

_____ being duly sworn, deposes and says that on the _____ day of _____, 20____, he posted a true copy of the Notice annexed to the affidavit of Publication hereto attached in a conspicuous place upon the premises described in said Notice by attaching the same in a secure manner to _____

Subscribed and Sworn To Before Me This

_____ Day of _____, 20____

Jennifer L. Wall

NOTARY PUBLIC

_____ County, Michigan

My Commission Expires

_____, 20____

Acting In

_____ County, Michigan

66947 Patterson Rd

JENNIFER L. WALL
Notary Public, St. Joseph County, MI
My Commission Expires
November 07, 2015