

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ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee.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 Manuel Ramirez-Tellez a married man, as his sole and separate property, original mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated October 25, 2006, and recorded on November 2, 2006 in Liber 1405 on Page 152, and assigned by said Mortgagee to Nationstar Mortgage LLC 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 Two Thousand Four Hundred Ninety-One And 83/100 Dollars (\$102,491.83), including interest at 7% 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 July 29, 2010.

Said premises are situated in Township of Sturgis, Saint Joseph County, Michigan, and are described as: Commencing at a point 37 rods East of the Southwest corner of Section 9, Town 8 South, Range 10 West, Thence East 4.17 chains, Thence North 16 rods, Thence west 4.17 Chains, thence South 16 chains to the point of beginning.

Except: Commencing at the Southwest corner of said Section 9, thence East along the South line of said Section 9 a distance of 753.11 feet to the point of beginning. Thence continuing along said south line a distance 132.61 feet; thence North a distance of 264 feet; thence West a distance of 132.62 feet; thence South a distance of 264 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: July 1, 2010
For more information, please call:
FC L (248) 593-1312
Trott & Trott, P.C.
Attorneys For Servicer
31440 Northwestern Highway, Suite 200
Farmington Hills, Michigan 48334-2525
File #325440F01

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_____

NOTARY PUBLIC

_____ County, Michigan

My Commission Expires
_____, 20_____

Acting In

_____ County, Michigan

24116 Fawn River Rd