

**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

## NOTICE OF MORTGAGE SALE

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**Default** having been made in the conditions of a certain Mortgage made by JAMES AUSKALNIS, a single man, 21410 Creekside Drive, Sturgis, Michigan 49091 to OAK MORTGAGE, LLC, 125 E. Chicago Road, Sturgis, Michigan 49091 dated May 7, 2004 and recorded on May 18, 2004 in Liber 1235 of Mortgages, on page 183 recorded in the Office of the Register of Deeds for the County of St. Joseph and State of Michigan, on which Mortgage there is claimed to be due at the date of this notice, for principal and interest the sum of One Hundred Sixty-Four Thousand Four Hundred Ninety-Two and 26/100 (\$164,492.26) Dollars and no proceedings having been instituted to recover the debt now remaining secured by said Mortgage, or any part thereof, where by the power of sale contained in said Mortgage has become operative;

*Now Therefore, Notice is Hereby Given* that by virtue of the power of sale contained in said Mortgage and in pursuance of the statute in such case made and provided, the said Mortgage will be foreclosed by a sale of the premises therein described or so much thereof as may be necessary, at public auction, to the highest bidder, at the North outer door of the Courthouse in the Village of Centreville, and County of St. Joseph, Michigan, that being the place of holding Circuit Court in and for said County, on September 23, 2010, at 10:00 o'clock in the forenoon of said day, and said premises will be sold to pay the amount as aforesaid then due on said Mortgage together with 6.75% percent interest on the mortgage, legal costs, Attorneys' fees and also any taxes and insurance that said Mortgagee does pay on or prior to the date of said sale; which said premises are described as follows, to-wit:

Premises located in the Township of White Pigeon, County of St. Joseph, State of Michigan, described as follows:

Unit 8, Creekside at the Woodlands of Klinger Lake Condominium, according to the Master Deed recorded in Liber 1054, Page 281, St. Joseph County Records and designated St. Joseph County Subdivision Plan No. Cond. 15, together with rights in general common elements and limited common elements, as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Commonly known as 21410 Creekside Dr., Sturgis, MI 49091

The last day to redeem this deed is on March 23, 2011, however, if an Affidavit of Abandonment is filed with the Register of Deeds, the last day to redeem will be October 23, 2010 or until the time to provide the notice was required by MCL 600.3241a(c) expires, whichever is later.

Dated: August 19, 2010

OAK MORTGAGE, LLC

Mortgagee.

DRESSER, DRESSER, HAAS & CAYWOOD, P.C.

By: P. Joseph Haas, Jr.

Attorney for OAK MORTGAGE, LLC

Business Address 112 South Monroe Street

Sturgis, MI 49091