

WANT ADS

Classified

Ads

The St. Ignace News will not be responsible for more than one incorrect insertion of a classified ad.

Copy Deadline: Monday, 1 p.m.

Public Notices

As a debt collector, we are attempting to collect a debt and any information obtained will be used for that purpose. Notify us at the number below if you are in active military duty.

MORTGAGE SALE

Default having been made in the terms and conditions of a certain mortgage made by TINA MALFRROID and DANIEL MALFRROID, wife and husband, Mortgagors, to MERS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., Mortgagee, dated the 15th day of June, 2005 and recorded in the office of the Register of Deeds, for the County of Mackinac and State of Michigan, on the 30th day of December, 2005 in Liber 619 of Mackinac County Records, page 357, said Mortgage having been assigned to Wells Fargo Bank NA, as Trustee on which mortgage there is claimed to be due, at the date of this notice, the sum of Seventy Six Thousand Five Hundred Thirty One Dollars and 38/100 (\$76,531.38), and no suit or proceeding at law or in equity having been instituted to recover the debt secured by said mortgage or any part thereof.

Dated: July 20, 2006

Wells Fargo Bank NA, as Trustee
Mortgagee
Fabrizio & Brook, P.C.
Attorney for Wells Fargo Bank NA, as Trustee
888 W. Big Beaver, Suite 1470
Troy, MI 48064
248-362-2600

NOTICE OF MORTGAGE 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.

Default having been made in the terms and conditions of a certain Mortgage made by ISLA VISTA, L.L.C., a Michigan Limited Liability Company ("Mortgagor") to LARRY A. SMITH and JOCELYN M. SMITH, husband and wife ("Mortgagee") dated April 15, 2005 and recorded in the Office of the Register of Deeds for the County of Mackinac and State of Michigan, at Liber 600, Pages 451 - 457 on April 21, 2005, on which Mortgage there is claimed to be due as of June 15, 2006, the sum of Seven Hundred Twenty-Seven Thousand One Hundred Twelve and 85/100's Dollars (\$727,112.85), and no suit or proceedings at law or in equity having been instituted to recover the moneys secured by said Mortgage, or any part thereof.

NOTICE IS HEREBY GIVEN, that by virtue of the power of sale contained in said Mortgage, and the statute in such case made and provided, on Thursday, August 17, 2006 at 10:00 in the forenoon, the undersigned will, at the west entrance of the County Building in the City of St. Ignace, Michigan, as located at 100 Marley, St. Ignace, Michigan 49781 (that being the place of the Circuit Court for the County of Mackinac), sell at public auction, to the highest bidder, the premises described in said Mortgage, or so much thereof as may be necessary to pay the aforesaid amount due on said Mortgage, with eleven percent (11%) interest, and all legal costs, charges and expenses, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises.

Which said premises are described as follows: All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the City of Saint Ignace, County of Mackinac, State of Michigan, and described as follows, to-wit:

Schedule A
Description
The following described premises:
Land situated in the County of Mackinac, State of Michigan and more particularly described as:
Commencing at a concrete monument placed at the East 1/4 corner of Section 31, Town 41 North, Range 4 West;

Thence South 00 degrees 37 minutes 27 seconds East 1526.71 feet along the N-S Section line to the Southerly right of way line of US-2;

Thence North 74 degrees 45 minutes 54 seconds West 722.90 feet along the Southerly right of way line of US-2 to a curve to the right;

Thence 1364.60 feet along the arc of a curve to the right with a radius of 11559.16 feet on a chord which bears north 71 degrees 23 minutes 18 seconds West 1363.82 feet to a "T" iron stake and the point of beginning;

Thence South 47 degrees 37 minutes 22 seconds East 300.00 feet to the South right of way of US-2;

Thence Southeasterly along the right of way of US-2, 300.00 feet on a curve to the left with a radius of 11,559.16 feet on a chord which bears South 67 degrees 15 minutes 28

seconds East 299.99 feet to the point of beginning, being a portion of the Fractional West 1/2 of Southeast 1/4 of Section 31, Town 41 North, Range 4 West, Moran Township, Mackinac County, Michigan.

Parcel ID No. 008-029-029-10
District: Section: Block: Lot:
2235 W US 2, Saint Ignace MI

During the six (6) months immediately following the sale, the property may be redeemed, except that in the event that the property is determined to be abandoned pursuant to MCLA 600.3241a, the property may be redeemed during 30 days immediately following the sale.

Dated: July 20, 2006

Wells Fargo Bank NA, as Trustee
Mortgagee
Fabrizio & Brook, P.C.
Attorney for Wells Fargo Bank NA, as Trustee
888 W. Big Beaver, Suite 1470
Troy, MI 48064
248-362-2600

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Which said premises are described as follows: All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the City of Saint Ignace, County of Mackinac, State of Michigan, and described as follows, to-wit:

Schedule A
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The following described premises:
Land situated in the County of Mackinac, State of Michigan and more particularly described as:
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Thence South 00 degrees 37 minutes 27 seconds East 1526.71 feet along the N-S Section line to the Southerly right of way line of US-2;

Thence North 74 degrees 45 minutes 54 seconds West 722.90 feet along the Southerly right of way line of US-2 to a curve to the right;

Thence 1364.60 feet along the arc of a curve to the right with a radius of 11559.16 feet on a chord which bears north 71 degrees 23 minutes 18 seconds West 1363.82 feet to a "T" iron stake and the point of beginning;

Thence South 47 degrees 37 minutes 22 seconds East 300.00 feet to the South right of way of US-2;

Thence Southeasterly along the right of way of US-2, 300.00 feet on a curve to the left with a radius of 11,559.16 feet on a chord which bears South 67 degrees 15 minutes 28

ICE that the period of redemption, pursuant to MCL 600.3240, shall be six (6) months from the date of the sale.

Dated: July 13, 2006

Ronald J. Kirkpatrick (P24887)
Attorney for Mortgagee
Kirkpatrick & DuBois PLLC
213 East Main,
Second Floor
Gaylord, MI 49735
989 732-2912

GRAND & GRAND PLLC
31731 Northwestern Hwy, #151
Farmington Hills, MI 48334

Pursuant to 15 USC §1692 you are hereby informed that this is an attempt to collect a debt and that any information that you provide may be used for that purpose.

MORTGAGE SALE

Default has been made in the condition of a mortgage made by ROBERT EDWARD ROBACH aka ROBERT ROBACH and LELA GRACE ROBACH, husband and wife to HOUSEHOLD FINANCE CORPORATION III by a mortgage dated November 28, 2003 and recorded on December 4, 2003 in Liber 565 on Page 39, Mackinac County Records, Michigan on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Two Thousand Three Hundred Eighty-Three and 12/100 Dollars (\$102,383.12) including interest at 8.98% 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, west front door of the Mackinac County Courthouse in St. Ignace, Michigan at 11:00 a.m. on September 14, 2006.

Said premises are situated in the Township of Moran, County of Mackinac, State of Michigan, and are described as:
Section 9, Township 40, North, Range 4 West of Government Lot 6, Except the East 385 feet commencing at the Southeast corner; thence South 88 degrees 39 minutes 44 seconds West 399.4 feet; thence North 1 degree 20 minutes 20 seconds West 33 feet; thence South 88 degrees 39 minutes 44 seconds West 361.5 feet to the Westerly right of way of County Road for point of beginning; thence North 88 degrees 39 minutes 44 seconds East 361.5 feet; thence North 27 degrees 15 minutes West 360.1 feet; thence North 39 degrees 37 minutes 20 seconds West 357.9 feet; thence South 88 degrees 39 minutes 40 seconds West 361.5 feet, more or less to County Road; thence Southwesterly along the highway to point of beginning. Also commencing at a point 2146 feet West from East quarter post of Section 9; thence North 18 degrees West 209 feet to point of beginning; thence West 50 feet; thence North 18 degrees West 50 feet; thence East 500 feet; thence South 18 degrees East 50 feet to beginning. Also commencing at the Southwest corner of Lot 6; thence North 1 degree 16 minutes West 687.48 feet to point of beginning; thence North 1 degree 16 minutes West 632.5 feet; thence North 88 degrees 44 minutes East 200 feet; thence South 1 degree 16 minutes East 557.3 feet; thence Southwesterly to point of beginning. Also beginning at the Southwest corner; thence South 89 degrees East 495.3 feet 1 more or less to County Road; thence Northwesterly along said road to West line of Lot 6; thence Southerly to point of beginning.

The redemption period shall be 1 year from the date of such sale, unless determined abandoned in

accordance with 1948CL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

Dated: August 1, 2006

Michael M. Grand, Esq.
GRAND & GRAND PLLC
31731 Northwestern Hwy, #151
Farmington Hills, MI 48334
(248) 538-3737
69283

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 FRANKLIN E. ARNOLD and SHELLI L. ARNOLD, husband and wife, original mortgagor(s),

to NORTH COUNTRY BANK AND TRUST, Mortgagee, dated September 2, 1998, and recorded on October 27, 1998 in Liber 439 on Page 191, and assigned by mesne assignments to Essex Savings Bank, FSB as assignee by an assignment, in Mackinac County records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of Seventy-Four Thousand Sixty and 44/100 Dollars (\$74,060.44), including interest at 7.58% per annum.

Dated: August 1, 2006

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 West front door of the Mackinac County Courthouse in St. Ignace at 11:00 a.m., on August 31, 2006.

Said premises are situated in Township of Clark, Mackinac County, Michigan, and are described as: A portion of the Northwest 1/4 of the Northwest 1/4, Section 27, Town 42 North, Range 1 West described as follows: Beginning 52 rods South of the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Said Section 27; thence East 40 Rods, thence South 6 Rods, thence West 40 Rods, thence North 6 Rods to the Place of Beginning. Clark Township, Mackinac County, Michigan.

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: August 3, 2006

For more information, please call:
FC F 248.593.1313
Trott & Trott, P.C.
Attorneys For Servicer
30400 Telegraph Road
Suite 200
Bingham Farms, MI
48025-5822
File #100625F01

STATE OF MICHIGAN PROBATE COURT COUNTY OF MACKINAC

NOTICE TO CREDITORS
Decedent's Estate
FILE NO. 06-7355-DA

Estate of RICHARD CHARLES GILCHRIST, deceased. Date of birth: July 12, 1937.
NOTICE TO CREDITORS: The decedent, Richard Charles Gilchrist, who lived at 3061 E. M-134, Cedarville, Michigan died April 28, 2006.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Joan Gilchrist, named personal representative or proposed personal representative, or to both the probate court at 100 S. Marley, Room 15, St. Ignace, MI 49781 and the named/proposed personal representative within 4 months after the date of publication of this notice.

Date: July 26, 2006

Mark L. Dobias (P35160)
903 Ashmun Street
Sault Ste. Marie, MI 49783
(906) 632-8440

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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.

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Dated: August 1, 2006

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 West front door of the Mackinac County Courthouse in St. Ignace at 11:00 a.m., on August 31, 2006.

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MORTGAGE SALE - Default has been made in the conditions of a mortgage made by FRANKLIN E. ARNOLD and SHELLI L. ARNOLD, husband and wife, original mortgagor(s),

Default has been made in the conditions of a mortgage made by JOSEPH C. EGER, III, a married man and CAROLYN M. EGER, his wife, original mortgagor(s), to ABN AMRO MORTGAGE GROUP, INC., Mortgagee, dated July 28, 2003, and recorded on September 15, 2003 in Liber 557 on Page 286, in Mackinac County records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Eight Thousand Five Hundred Eighty-One and 36/100 Dollars (\$108,581.36), including interest at 6% per annum.

Dated: August 3, 2006

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 West front door of the Mackinac County Courthouse in St. Ignace at 11:00 a.m., on August 31, 2006.

Said premises are situated in Township of Clark, Mackinac County, Michigan, and are described as: Commencing at the meander post at the Southeast corner of Lot 4, Sections 4 Town 41 North, Range 1 East; thence North 5 degrees 23 minutes East 548 feet; thence North 50 degrees 2 minutes West 407.79 feet

For more information, please call:
FC C 248.593.1301
Trott & Trott, P.C.
Attorneys For Servicer
30400 Telegraph Road
Suite 200
Bingham Farms, MI
48025-5822
File #051197F02

Licensed Insured

CRYDERMAN BUILDERS, INC.
~ Jeff Cryderman ~
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Custom Homes • Remodeling • Siding
Additions • Garages
ST. IGNACE (906) 643-7437
Lead Abatement Licensed

Dumas Construction

Residential Commercial Remodeling
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Matt Dumas St. Ignace 643-6649
~ Licensed & Insured ~

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• All classified ads must be prepaid
• 15 words or less, 16¢ a week
• Additional words—20¢ each
• Use our 4-week special—run the same ad for 3 consecutive weeks without copy change and get the 4th week free!

Category: _____

1 2 3 4 5 words
6 7 8 9 10 words
11 12 13 14 15 words→ \$6⁰⁰

16 17 18 19 20 words→ \$7⁰⁰
21 22 23 24 25 words→ \$8⁰⁰
26 27 28 29 30 words→ \$9⁰⁰
31 32 33 34 35 words→ \$10⁰⁰

Name _____ Phone _____
Address _____
City _____ State _____ Zip _____

Per Week

Mail copy and remittance to: The St. Ignace News • P.O. Box 277 • St. Ignace, MI 49781

thence North 33 degrees East 33.25 feet to the point of beginning; thence North 32 degrees 57 minutes 05 seconds East 378.2 feet more or less to a stake on the shore of Lake Huron; thence North 48 degrees West 62.025 feet along the shore of Lake Huron; thence South 32 degrees 58 minutes West 381.8 feet more or less to the Northerly line of public highway; thence South 50 degrees 2 minutes East 61.51 feet to the point of beginning, including any upland between the above described land and the shore of Lake Huron, being a portion of Government Lot 4, Section 4, Town 41 North, Range 1 East.

Dated: August 3, 2006

For more information, please call:
FC C 248.593.1301
Trott & Trott, P.C.
Attorneys For Servicer
30400 Telegraph Road
Suite 200
Bingham Farms, MI
48025-5822
File #051197F02

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Name _____ Phone _____
Address _____
City _____ State _____ Zip _____

Per Week

Mail copy and remittance to: The St. Ignace News • P.O. Box 277 • St. Ignace, MI 49781

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