

2009 JUL -2 PM 3:43

FILE DO NOT MAIL

Bernard J. Youngblood  
Wayne County Register of Deeds  
July 02 2009 03:43 PM  
Order 48007 Page 1442-1446  
#209288770 5-0 000 \$20.00

0444F01 Wyldon - FC D

SHERIFF'S DEED ON MORTGAGE SALE

This Indenture Made this 24th day of June, A.D. 2009, between, Ralph Leggat, a Deputy Sheriff in and for Wayne County, Michigan, whose address is 1231 Saint Antoine St Detroit, Michigan 48226-2300, party of the first part, and Wells Fargo Bank, NA, whose address is 3476 State View Blvd, Fort Mill, SC 29715-7200, party of the second part (hereinafter called the grantee).

WITNESSETH, That Whereas a certain mortgage made by Emmett and Trenise Wyldon, husband and wife, original mortgagor(s), to Wells Fargo Bank, NA, Mortgagee, dated December 5, 2007, and recorded on March 10, 2008 in Liber 47047 on Page 256, in Wayne county records, Michigan and

WHEREAS, said mortgage contained a power of sale which has become operative by reason of a default in the condition of said mortgage, and

WHEREAS, no suit or proceedings at law or in equity have been instituted to recover the debt secured by said mortgage or any part thereof, and

WHEREAS, by virtue of said power of sale, and pursuant to the statute of the State of Michigan in such case made and provided, a notice was duly published and a copy thereof was duly posted in a conspicuous place upon the premises described in said mortgage, that the said premises, or some part of them, would be sold at 1:00 PM on the 10th day of December, A.D. 2008 (sale adjourned from December 10, 2008 to June 24, 2009), at public vendue, that being the place of holding the Circuit Court for Wayne County where the premises are situated and

WHEREAS, pursuant to said notice I did, at on the day last aforesaid, expose for sale at public vendue the said lands and tenements hereinafter described, and on such sale did strike off and sell the said lands and tenements to the grantee for the sum of Four Hundred Six Thousand One Hundred Twenty-One And 28/100 Dollars (\$406,121.28), that being the highest bid therefore and the grantee being the highest bidder, and

WHEREAS, said lands and tenements are situated in the Charter Township of Van Buren, Wayne County, Michigan, more particularly described in exhibit A, attached and commonly known as:

13236 Nautica Dr  
Property Tax Parcel ID 83-079-03-0012-000

This property may be located within the vicinity of farmland or a farm operation. Generally, accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions, may be used and are protected by the Michigan right to farm act.

Now, this Indenture Witnesseth, That I, the Deputy Sheriff aforesaid, by virtue of and pursuant to the statute in such case made and provided, and in consideration of the sum of money so paid as aforesaid, have granted, conveyed, bargained and sold, and by this deed do grant, convey, bargain and sell unto the grantee, its successors and assigns, forever, all the estate, right, title and interest, which the said Mortgagor(s) had in said land and tenements and every part thereof, on the 5th day of December A.D. 2007, that being the date of said mortgage, or at any time thereafter, to have and to hold the said lands and tenements and every part thereof to the said grantee, its successors and assigns forever, to their sole and only use, benefit and behoof forever, as fully and absolutely as I, the Deputy Sheriff aforesaid, under the authority aforesaid, might, could or ought to sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the date and year first above written.

Ralph Leggat

Deputy Sheriff in and for the County of Wayne

STATE OF MICHIGAN  
COUNTY OF WAYNE

On this 24th day of June, A.D. 2009, before me, a Notary Public in and for said County of Wayne came Ralph Leggat, a Deputy Sheriff of said County, known to me to be the individual described in and who executed the above conveyance, and who acknowledged that he executed the same to be his free act and deed as such Deputy Sheriff

REGENIA LYNN STOKES  
NOTARY PUBLIC, STATE OF MICHIGAN  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES 01/15/2015

Notary Public, Wayne County, Michigan  
My commission expires:  
Acting in the county of Wayne

THIS INSTRUMENT IS EXEMPT FROM MICHIGAN TRANSFER TAX UNDER MCLA 207.505(c), MCLA 207.526(v), MCLA 207.505(h)(ii)

Fannie Mac (RC) #1705776950