

**STATE OF INDIANA,**  
**St. Joseph County**

} ss:

**St. Joseph**

**Circuit  
Superior**

**Court**

..... Term, 20.....

**The State of Indiana, to the Sheriff of St. Joseph County, Greeting:**

Whereas, On the .....1..... day of .....May..... A.D. 20.....14....., the following

**JUDGMENT and DECREE**

was rendered in said Court in relation to the below entitled cause, to-wit:

**See Order Inside**

**RECEIVED**

**AUG 28 2014**

**SHERIFF  
St. Joseph County, IN**

ORDER OF SALE#

28992

71D06 1403 MF 000124

SHERIFF'S FEES	\$	200.00
MISH. ENTERPRISE	\$	55.00
TRI-COUNTY NEWS	\$	52.00
SERVICE FEES/ CERTIFIED MAIL	\$	10.00

TOTAL COSTS	\$	317.00
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JUDGEMENT	\$	64,550.75
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JUDGEMENT B,C,D,E		
COSTS	\$	317.00

TOTAL JUDGEMENT	\$	64,867.75
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SOLD TO:

68,082.26

#28992  
**CLERK'S RETURN**

Came to hand on 8/28/2014, the Clerk of the Superior Court of St. Joseph County, and advertised the within described real estate, by first giving due legal notice of the time and place of sale pursuant to IC §32-29-7-3(d) by posting notice thereof at the real estate noted below and at the Courthouse of St. Joseph, Indiana, and by publishing notice for three weeks successively, one time each week, the first being thirty days or more before the date of sale, in *The Tri-County News*, a newspaper of general circulation printed in the English language, and published in the City of South Bend, in said county. Said sale was set for October 23, 2014, and did, on said day at the St. Joseph County Sheriff's Department located at Lobby of County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, of said county, at the hour of 10:00 a.m., at public auction, offer the described real estate located in St. Joseph County, Indiana:

LOT NUMBERED TWENTY-SEVEN (27) AS SHOWN ON THE  
RECORDED PLAT OF MAYR'S VISTULA AVENUE ADDITION TO THE  
CITY OF SOUTH BEND, TOGETHER WITH THE EAST HALF (1/2) OF  
THAT PART OF THE VACATED ALLEY LYING WEST OF ADJOINING  
SAID LOT, EXCEPTING THEREFROM A TRACT OF LAND TWENTY (20)  
FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE  
ENTIRE EAST END OF SAID LOT FOR THE WIDENING OF KLINE  
STREET, NOW TWYCKENHAM DRIVE, IN ST. JOSEPH COUNTY,  
INDIANA.

Commonly known as 1715 S.Twyckenham Dr., South Bend, Indiana 46613  
(hereafter referred to as "Real Estate").

JPMorgan Chase Bank, National Association, did then and there bid the sum of \$68,022.26 including costs, and no person bidding more, and that being the highest bid, the same was in due form openly struck off and sold to him for said sum. And having paid said bid by receipting the Judgment for the sum of **\$67,705.26**, I executed and delivered to said Purchaser a Deed to said Real Estate, I have disbursed the proceeds of said sale as follows:

PAID PLAINTIFF, JPMorgan Chase Bank, National Association,  
JUDGMENT, AS PER RECEIPT HEREON

**\$67,705.26**

Paid Advertising

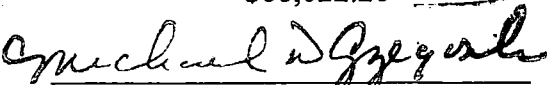
\$107.00

Sheriff costs

\$210.00

and this Writ is returned on Plaintiff's  
Judgment only.

\$68,022.26

  
\_\_\_\_\_  
Sheriff of St. Joseph County

\_\_\_\_\_  
Deputy

Sheriff's Sale No. 28992

I. Calculation of JPMorgan Chase Bank, National Association's Judgment

Judgment as of 5/1/2014

\$62,485.43 principal and accrued but unpaid interest as of 04/07/14  
227.28 pre-judgment interest  
1,500.00 attorney fees  
565.32 attorney costs

---

\$64,778.03

Post-Judgment Interest: \$9.47 per day X 175 days (5/2/14– 10/23/2014) = \$1,657.25

Total Judgment	\$64,778.03	(Judgment as of 5/1/2014)
	\$ 1,657.25	(Post-Judgment Interest)
	\$ 107.00	(Advertising costs)
	\$ 210.00	(Sheriff costs)
	\$ 359.47	(Escrow Advances)
	\$ 910.51	(Corporate Advances)
	<hr/>	
	\$68,022.26	<b>Total Judgment as of 10/23/2014</b>
	<hr/>	
	<b><u>\$68,022.26</u></b>	<b>Sheriff Sale Bid</b>

# NELSON & FRANKENBERGER

A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW

CHARLES D. FRANKENBERGER  
JAMES E. SHINAVER  
LAWRENCE J. KEMPER  
JOHN B. FLATT  
FREDRIC LAWRENCE  
BRIAN K. TEKULVE

3105 EAST 98TH STREET, SUITE 170  
INDIANAPOLIS, INDIANA 46280  
PHONE: 317-844-0106  
FACSIMILE: 317-846-8782

JAMES J. NELSON  
Retired  
JANE B. MERRILL  
Of Counsel

JON C. DOBOSIEWICZ,  
Land Use Professional

October 22, 2014

## Via UPS overnight delivery

St. Joseph Co Sheriff's Dept.  
Attn: Sheila  
125 S. Lafayette Blvd, 3<sup>rd</sup> Floor  
South Bend, IN 46601

RE: JPMorgan Chase Bank, National Association vs. Marcin G. Kamrowski, et al  
Cause No.: 71D06-1403-MF-00124  
10/23/2014 Sheriff's Sale  
1715 S. Twyckenham Dr., South Bend, IN 46613

Dear Sheila:

Enclosed you will find one (1) original and two (2) copies of the Sheriff's Deed and Clerks Return, and the Sales Disclosure form along with a costs check in the amount of \$317.00 and recordation checks in the amounts of \$18.00 and \$5.00 regarding the above sheriff's sale. Our local counsel will submit a bid on behalf of JPMorgan Chase Bank, National Association in the amount \$68,022.26 regarding the above sale. I have enclosed pre-addressed and pre-paid postage for the return of the executed originals in the event that JPMorgan Chase Bank, National Association is the successful bidder.

If you have any questions, please feel free to call. I appreciate your assistance.

Very truly yours,

NELSON & FRANKENBERGER

  
Brian K Tekulve

BKT/cjh  
Enclosure

28992

# NOTICE OF SHERIFF'S SALE

By virtue of a certified copy of a decree directed to me from the Clerk of the Superior 6 Court of St. Joseph County, Indiana, in Cause No. 71D06-1403-MF-00124, wherein JPMorgan Chase Bank, National Association was the Plaintiff, and Marcin G. Kamrowski was the Defendant, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on October 23, 2014 at the hour of 10:00 a.m. of said day, at Lobby of County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, the fee simple of the whole body of Real Estate in St. Joseph County, Indiana:

LOT NUMBERED TWENTY-SEVEN (27) AS SHOWN ON THE RECORDED PLAT OF MAYR'S VISTULA AVENUE ADDITION TO THE CITY OF SOUTH BEND, TOGETHER WITH THE EAST HALF (1/2) OF THAT PART OF THE VACATED ALLEY LYING WEST OF ADJOINING SAID LOT, EXCEPTING THEREFROM A TRACT OF LAND TWENTY (20) FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE EAST END OF SAID LOT FOR THE WIDENING OF KLINE STREET, NOW TWYCKENHAM DRIVE, IN ST. JOSEPH COUNTY, INDIANA.

Parcel Number: 71-09-18-333-014.000-026

Commonly known as 1715 S. Twyckenham Dr., South Bend, Indiana 46613

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws. This is an attempt by a debt collector to collect a debt, and any information obtained will be used for that purpose.

*Michael D. Grzegorek*  
Michael D. Grzegorek  
Sheriff of St. Joseph County

South Bend - Portage Township  
1715 S. Twyckenham Dr.  
South Bend, Indiana 46613

Brian K. Tekulve  
NELSON & FRANKENBERGER  
3105 East 98th Street, Suite 170  
Indianapolis, IN 46280  
Attorney for Plaintiff

**RECEIVED**

SEP - 8 2014

SHERIFF  
St. Joseph County, IN

The Sheriff's Department does not warrant the accuracy of the street address published herein.

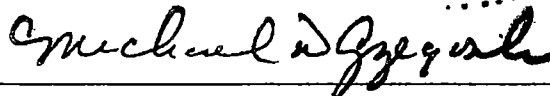
Sheriff Sale Number \_\_\_\_\_

### RETURN OF SERVICE BY SHERIFF

I hereby certify that I have served the within Notice of Sale.

By delivering on the \_\_\_\_ day of September 2014 a copy of Notice of Sheriff's Sale to each of the following defendants \_\_\_\_\_ by leaving on the 9 day of September, 2014 for each of the within named Defendants RANDOLPH

A copy of the Notice of Sale at the respective dwelling house or usual place of abode, and by mailing a copy of the notice to the defendants listed on the notice at the address listed as the property for sale, which is the last known address of defendants. This notice came to hand this 9 day of September, 2014.



Michael D. Grzegorek - SHERIFF  
OF ST. JOSEPH COUNTY, INDIANA



DEPUTY

10/9/2014

111575

Check # 111575

Request # 57232

Payee: St. Joseph County Sheriff

Amount: \$317.00

For: CHF-1184 Kamrowski, Marcin G.

Conflict: N By cjh

Matter ID

Matter Name

Amount

CHF-1184

Kamrowski, Marcin G.

\$107.00

CHF-1184

Kamrowski, Marcin G.

\$210.00



**Notice of Sheriff's Sale No. 28992**

By virtue of a certified copy of a decree to me directed from the Clerk of the Superior 6 Court of St. Joseph County, Indiana, in Cause No. 71D06-1403-MF-00124, wherein JPMorgan Chase Bank, National Association was the Plaintiff, and Marcin G. Kamrowski was the Defendants, required me to make the sum as provided for in said Decree with interest and costs, I will expose to public sale to the highest bidder on the **October 23rd, 2014** at the hour of **10:00 a.m.**, or as soon thereafter as is possible, in the Lobby of County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana, the fee simple of the whole body of real estate in St. Joseph County, Indiana:

**LOT NUMBERED TWENTY-SEVEN (27) AS SHOWN ON THE RECORDED PLAT OF MAYR'S VISTULA AVENUE ADDITION TO THE CITY OF SOUTH BEND, TOGETHER WITH THE EAST HALF (1/2) OF THAT PART OF THE VACATED ALLY LYING WEST OF ADJOINING SAID LOT, EXCEPTING THEREFROM A TRACT OF LAND TWENTY (20) FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE EAST END OF SAID LOT FOR THE WIDENING OF KLINE STREET, NOW TWYCKENHAM DRIVE, IN ST. JOSEPH COUNTY, INDIANA.**

Parcel Number 71-09-18-333-014.000-026  
Penn Township

Commonly known as 1715 S. Twyckenham Drive South Bend, Indiana 46613

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws. This is an attempt by a debt collector to collect a debt, and any information obtained will be used for that purpose.

Michael D. Grzegorek  
St. Joseph County Sheriff  
The Sheriff's Department does not warrant the accuracy of the street address published herein.

Brian K. Tekulve  
NELSON & FRANKENBERGER  
3105 East 98th Street, Suite 170  
Indianapolis, IN 46280  
Attorney for Plaintiff

This communication is from a Debt Collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

13-14-15---

State of Indiana St. Joseph County

Personally Appeared Before Me The Undersigned:

**Nancy Nich**

Legal Clerk of the **MISHAWAKA ENTERPRISE**, a public newspaper of general circulation, published in the city of Mishawaka in the County aforesaid, who being duly sworn, upon her oath saith, that the notice of which she attached is the true copy, was duly published in the **Mishawaka Enterprise** for:

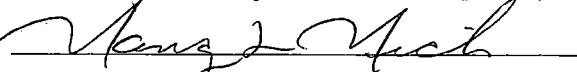
\_\_\_ One \_\_\_ TWO \_\_\_ XX THREE

times successively to-wit:

On the \_\_\_ 18th \_\_\_ day of September, 2014, and

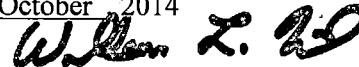
On the \_\_\_ 25th \_\_\_ day of September, 2014, and

On the \_\_\_ 2nd \_\_\_ day of October, 2014,



Subscribed & Sworn To Before Me

This 2nd day of October, 2014



William L. Nich, Notary Public  
Residing in Elkhart County  
My Commission Expires 5/30/2019

**CHARGES: \$ 55.00**

# PROOF OF PUBLICATION

NOTICE OF SHERIFF'S SALE # 28992

By virtue of a certified copy of a decree directed to me from the Clerk of the Superior 6 Court of St. Joseph County, Indiana, in Cause No. 71D06-1403-MF-00124, wherein JPMorgan Chase Bank, National Association was the Plaintiff, and Marcin G. Kamrowski was the Defendant, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on the 23<sup>rd</sup> day of October, 2014, at the hour of 10:00 a.m., or as soon thereafter as is possible, at 227 West Jefferson/Lobby of City/County Building, South Bend, IN 46601, the fee simple of the whole body of Real Estate in St. Joseph County, Indiana.

LOT NUMBERED TWENTY-SEVEN (27) AS SHOWN ON THE RECORDED PLAT OF MAYR'S VISTULA AVENUE ADDITION TO THE CITY OF SOUTH BEND, TOGETHER WITH THE EAST HALF (1/2) OF THAT PART OF THE VACATED ALLEY LYING WEST OF ADJOINING SAID LOT, EXCEPTING THEREFROM A TRACT OF LAND TWENTY (20) FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE EAST END OF SAID LOT FOR THE WIDENING OF KLINE STREET, NOW TWYCKENHAM DRIVE, IN ST. JOSEPH COUNTY, INDIANA.

Parcel Number: 71-09-18-333-014.000-026

Commonly known as 1715 S. Twyckenham Dr., South Bend, Indiana 46613

Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisal of laws. This communication is from a debt collector and is an attempt to collect a debt; any information obtained will be used for that purpose.

Brian K. Tekulve

NELSON & FRANKENBERGER

3105 East 98th Street, Suite 170

Indianapolis, IN 46280

Plaintiff's Attorney

Michael D. Grzegorek

St. Joseph County Sheriff

The Sheriff's Department does not warrant the accuracy of the street address published herein.

3t: 9-19,26; 10-3

TRI COUNTY NEWS  
748 S. 28th Street  
SOUTH BEND, IN 46615  
TELE: (574) 232-8590  
FAX: (574) 232-8592

## PROOF OF PUBLICATION

State of Indiana, St. Joseph County, ss.:

Personally came before me, the undersigned, Jason Jolly, Office Manager of the Tri County News; that he is authorized to make this affidavit in it's behalf; that the Tri County News is a public newspaper of general circulation printed and published in the English language in the City of South Bend, in the aforesaid county and state; that a notice of which the copy attached hereto is a true and correct copy, was published in said newspaper.

*Jason Jolly*

3

time(s), the date of publication being as follows:

9-19,26-2014; 10-03-2014

\$ 52.00

Subscribed and sworn to before me on 3rd day of October, 2014

*Cheryl D. Jolly*



STATE OF INDIANA ) ST. JOSEPH SUPERIOR COURT 6  
 )SS:  
COUNTY OF ST. JOSEPH ) CASE NO. 71D06-1403-MF-00124

JPMorgan Chase Bank, National Association )

Plaintiff )

vs. )

Marcin G. Kamrowski )

Defendant )

- FILED -

MAY 1 - 2014

Clerk  
St. Joseph Superior Court

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JUDGMENT AND DECREE OF FORECLOSURE

Comes now the Plaintiff, JPMorgan Chase Bank, National Association, (hereafter referred to as "Plaintiff"), by counsel, and it appearing to the Court that the following parties in this action are properly before the Court by service of process pursuant to Trial Rule 4 of the Indiana Rules of Procedure in that the summonses and the returns endorsed thereon show that summons was served upon the Defendant, Marcin G. Kamrowski.

And it appearing that this cause came pursuant to Plaintiff's Motion for Default Judgment Entry and Decree of Foreclosure, which Motion was previously filed with this Court and which Motion states that (i) Marcin G. Kamrowski is not known to be an infant or incompetent and (ii) service has matured a sufficient time to place Marcin G. Kamrowski in default for failure to appear or file a responsive pleading herein.

And it further appearing to the Court by the affidavit, which affidavit was previously filed with this Court and which affidavit states that Marcin G. Kamrowski is not in the military service of the United States of America.

Marcin G. Kamrowski is now placed in default herein.

And the Court, having reviewed the pleadings filed herein and being duly advised in the premises, now finds for the Plaintiff that the allegations of Plaintiff's Complaint are true, and that the prayer thereof should be granted, and that there is due Plaintiff, on the cause of action sued upon, the sum of \$64,550.75, as of April 7, 2014. The sum of \$64,550.75 consists of \$62,485.43, in principal, accrued but unpaid interest, late fees and advances of the Note, as of April 7, 2014; plus title search costs in the sum of \$350.00; plus filing fee costs in the amount of \$215.32; plus attorney's fees of \$1,500.00. Plaintiff shall also be entitled to interest at the rate set forth in its Note from March 31, 2014, to the date of judgment; plus post-judgment interest; plus all advances made or incurred in the collection of the aforesaid sums, including real estate taxes and insurance, which the Plaintiff incurs in protecting its interest in the Real Estate (hereafter defined) in order to protect its interest herein; and, plus any other further amounts expended by the Plaintiff, all without relief from valuation or appraisal laws.

That the Plaintiff is entitled to have its mortgage, as such is set forth in its Complaint, foreclosed as against Marcin G. Kamrowski and that the lien of the Plaintiff is superior to all other mortgages, liens, interests, and claims.

**IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:**

1. That the Plaintiff be, and it is given an *in-rem* judgment against the Real Estate (hereafter defined) and *in-personam* judgment against Marcin G. Kamrowski, on the cause of action sued upon, in the sum of \$64,550.75, as of April 7, 2014. Plaintiff shall also be entitled to interest at the rate set forth in its Note from March 31, 2014, to the date of judgment; plus post-judgment interest; plus all advances made or incurred in the collection of the aforesaid sums, including real estate taxes and insurance, which the Plaintiff incurs in protecting its interest in the

Real Estate (hereafter defined) in order to protect its interest herein; and, plus any other further amounts expended by the Plaintiff, all without relief from valuation or appraisal laws.

2. That the mortgage of the Plaintiff be and it hereby is, foreclosed as first and prior lien and the claims and the equity of redemption of Marcin G. Kamrowski and any persons who might have some possible interest in the real estate described herein, and any and all persons claiming under or through them, hereby are foreclosed and Marcin G. Kamrowski is forever barred from asserting any right, title or interest in and to the following real estate located in St. Joseph County, Indiana, and any improvements thereon, to-wit:

LOT NUMBERED TWENTY-SEVEN (27) AS SHOWN ON THE RECORDED PLAT OF MAYR'S VISTULA AVENUE ADDITION TO THE CITY OF SOUTH BEND, TOGETHER WITH THE EAST HALF (1/2) OF THAT PART OF THE VACATED ALLEY LYING WEST OF ADJOINING SAID LOT, EXCEPTING THEREFROM A TRACT OF LAND TWENTY (20) FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE EAST END OF SAID LOT FOR THE WIDENING OF KLINE STREET, NOW TWYCKENHAM DRIVE, IN ST. JOSEPH COUNTY, INDIANA.

Commonly known as 1715 S.Twyckenham Dr., South Bend, IN 46613  
(hereafter referred to as "Real Estate").

3. That the Real Estate which is the subject of this Judgment and Decree of Foreclosure shall be sold by the Sheriff of St. Joseph County, Indiana, all without relief from valuation or appraisal laws, in order to satisfy the amounts found to be due Plaintiff, as soon as the said sale can be had under the laws of this jurisdiction governing the sale of the Real Estate, a proper deed or deeds be issued according to law to the purchaser or purchasers at such sale or sales.

4. That the Plaintiff be, and it hereby is, empowered to bid for the Real Estate or any part thereof with the indebtedness due Plaintiff.

5. That the proceeds of such sale shall be applied first to the costs of this action, including costs of sheriff's sale, next to the payment of delinquent real estate taxes, penalties and

interest due and owing, next to the payment of the amount due the Plaintiff on its judgment rendered herein, and next to those entitled thereto according to their priorities as is later determined by this Court.

6. In the event the proceeds of any sheriff's sale are insufficient to satisfy in full the costs of this action and the amount due to Plaintiff hereunder, the difference between the amount due to Plaintiff at any sheriff's sale and Plaintiff's actual bid at any sheriff's sale shall establish the personal deficiency judgment against Marcin G. Kamrowski.

7. Plaintiff may cancel the sheriff's sale at any time prior to the scheduled time and date without further order of this Court by providing notification to the Sheriff of St. Joseph County or the Sheriff's representative.

8. Marcin G. Kamrowski and any and all persons claiming under or through them are hereby enjoined from committing waste upon the Real Estate and from doing any act which may impair the value of the Real Estate, unless said Real Estate is properly redeemed as provided by law.

9. A copy of this Decree of Foreclosure, duly certified by the Clerk of this County, under the seal of this Court, shall be sufficient authority for the Sheriff to proceed as herein directed.

**ORDERED, ADJUDGED AND DECREED:**

Dated this 1st day of May, 2014.

  
\_\_\_\_\_  
Judge, St. Joseph Superior 6 Court

Distribution:

Brian K Tekulve  
NELSON & FRANKENBERGER  
3105 E. 98th St., Suite 170  
Indianapolis, IN 46280

Marcin G. Kamrowski  
1715 S. Twyckenham Dr.  
South Bend, Indiana 46613

**Served by Sheriff:**

Marcin G. Kamrowski  
1715 S. Twyckenham Dr.  
South Bend, Indiana 46613

**This communication is from a debt collector and is an attempt to collect a debt; any information obtained will be used for that purpose.**



# NOTICE OF SHERIFF'S SALE

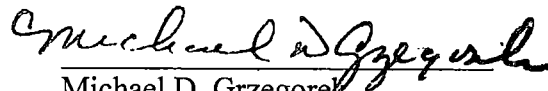
By virtue of a certified copy of a decree directed to me from the Clerk of the Superior 6 Court of St. Joseph County, Indiana, in Cause No. 71D06-1403-MF-00124, wherein JPMorgan Chase Bank, National Association was the Plaintiff, and Marcin G. Kamrowski was the Defendant, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on October 23, 2014, 2014 at the hour of 10:00 a.m. of said day, at Lobby of County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, the fee simple of the whole body of Real Estate in St. Joseph County, Indiana:

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Parcel Number: 71-09-18-333-014.000-026

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Michael D. Grzegorek  
Sheriff of St. Joseph County

South Bend - Portage Township  
1715 S. Twyckenham Dr.  
South Bend, Indiana 46613

Brian K. Tekulve  
NELSON & FRANKENBERGER  
3105 East 98th Street, Suite 170  
Indianapolis, IN 46280  
Attorney for Plaintiff

The Sheriff's Department does not warrant the accuracy of the street address published herein.

Sheriff Sale Number \_\_\_\_\_



STATE OF INDIANA	)	ST. JOSEPH CIRCUIT/SUPERIOR COURT
	)SS:	
COUNTY OF ST. JOSEPH	)	CASE NO. <u>710061403mF00124</u>
JPMorgan Chase Bank, National Association	)	
	)	
Plaintiff	)	
	)	
vs.	)	
	)	
Marcin G. Kamrowski	)	
	)	
Defendant	)	
	)	

---

- FILED -

MAR 07 2014

Clerk  
St. Joseph Superior Court

**COMPLAINT ON NOTE AND TO  
FORECLOSE MORTGAGE**

Comes now the Plaintiff, JPMorgan Chase Bank, National Association (hereafter "Plaintiff") and complains of the Defendant, and for its cause of action herein alleges:

1. On May 8, 2008, the Defendant, Marcin G. Kamrowski, for value received, executed and delivered to 1st Source Bank a certain mortgage note in the principal amount of \$63,640.00 (hereafter "Note"). Said Note provides for attorney's fees and is payable without relief from valuation or appraisal laws. A photocopy of the original Note, bearing the signature of Marcin G. Kamrowski, is attached hereto and incorporated herein by reference as Exhibit "A".

2. That in order to secure the payment of said Note, interest, and attorney's fees, Marcin G. Kamrowski executed and delivered to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for 1st Source Bank a mortgage (hereafter "Mortgage"), on May 8, 2008, mortgaging and warranting the real estate therein described (hereafter "Real Estate"),

STATE OF INDIANA ) ST. JOSEPH SUPERIOR COURT 6  
 )SS:  
COUNTY OF ST. JOSEPH ) CASE NO. 71D06-1403-MF-00124

JPMorgan Chase Bank, National Association )  
 )  
Plaintiff )  
 )  
vs. )  
 )  
Marcin G. Kamrowski )  
 )  
Defendant )  
 )

**"FILED"**  
**AUG 22 2014**  
Clerk  
St. Joseph Superior Court

**PRAECIPE FOR SALE**

To the Clerk of the Superior 6 Court of St. Joseph County, Indiana:

Judgment has been entered herein in the above entitled cause. The Clerk is hereby requested to certify a copy of the judgment under the seal of the Court and issue the same to the Sheriff of St. Joseph County, Indiana for the setting of a Sheriff Sale.

Brian K. Tekulve  
Brian K. Tekulve

Brian K. Tekulve  
NELSON & FRANKENBERGER  
3105 E. 98th St., Suite 170  
Indianapolis, IN 46280  
317/844-0106  
Atty. #30882-49

**This communication is from a debt collector and is an attempt to collect a debt; any information obtained will be used for that purpose.**

All of which I hereby certify to be a full, true and complete copy of the judgment and decree aforesaid. And the plaintiff by.....praecipe in writing filed with me, having demanded the enforcement thereof.

You are therefore hereby commanded to carry the same into effect, cause the Real Estate therein described to be sold according to law, and said money to be paid together with accruing interest and costs, and return this writ to the Clerk's office of said Court within 180 days from this date, with an account of your doings endorsed thereon to render unto the plaintiff aforesaid.

Witness, TERRI J. RETHLAKE, and the Seal of said

Court hereunto affixed at South Bend, this \_\_\_\_\_

day of AUG 25, 2014,

TERRI J. RETHLAKE, Clerk

Melissa Jones, Deputy

✓  
✓  
✓  
/1D06 1403 MF 000124  
1715 S. TWYCKENHAM DR  
SOUTH BEND, IN 46613

✓  
No. 28992

Order Book ..... Page .....  
Judgment Docket ..... Page .....  
Fee Book ..... Page .....  
Execution Docket (O.S.) ..... Page .....

## ORDER OF SALE

ST. JOSEPH CIRCUIT COURT  
SUPERIOR

JPMORGAN CHASE BANK

VS.

MARCIN G. KAMROWSKI

Judgment ..... \$ 64,550.75

Interest ..... \$ .....

Costs ..... \$ .....

Total ..... \$ .....

Accruing Interest ..... \$ .....

Accruing Costs ..... \$ .....

JUDGMENT RENDERED

✓  
MAY 1, 2014, 20.....

Repleviable — Appraisement Waived

TERRI J. RETHLAKE, Clerk

NELSON & FRANKENBERGER

317.844.0106

....., Attorney.

# Order Of Sale

Exit

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Cause 71D061403MF000124

Sale ID 28992 Judgement 64,550.75 Sale 10/23/2014

Address 1715 S TWYKENHAM DR, SOUTH BEND IN 46613

Remarks

Plaintiff JPMORGAN CHASE BANK

Defendant MARCIN G KAMROWSKI

Attorney Name NELSON & FRANKENBERGER

Phone (317)844-0106

Buyer Name JPMORGAN CHASE BANK

Phone:

Address

( ) -

City

State

Zip

Sale Amount 68,022.26

attached paper

File into folder phase

# NOTICE OF SHERIFF'S SALE

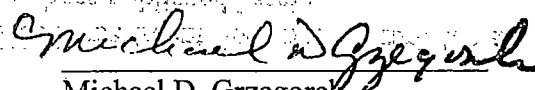
By virtue of a certified copy of a decree directed to me from the Clerk of the Superior 6 Court of St. Joseph County, Indiana, in Cause No. 71D06-1403-MF-00124, wherein JPMorgan Chase Bank, National Association was the Plaintiff, and Marcin G. Kamrowski was the Defendant, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on October 23, 2014, 2014 at the hour of 10:00 a.m. of said day, at Lobby of County-City Building, 227 West Jefferson Boulevard, South Bend, IN 46601, the fee simple of the whole body of Real Estate in St. Joseph County, Indiana:

LOT NUMBERED TWENTY-SEVEN (27) AS SHOWN ON THE RECORDED PLAT OF MAYR'S VISTULA AVENUE ADDITION TO THE CITY OF SOUTH BEND, TOGETHER WITH THE EAST HALF (1/2) OF THAT PART OF THE VACATED ALLEY LYING WEST OF ADJOINING SAID LOT, EXCEPTING THEREFROM A TRACT OF LAND TWENTY (20) FEET IN WIDTH, EAST AND WEST, TAKEN OFF OF AND FROM THE ENTIRE EAST END OF SAID LOT FOR THE WIDENING OF KLINE STREET, NOW TWYCKENHAM DRIVE, IN ST. JOSEPH COUNTY, INDIANA.

Parcel Number: 71-09-18-333-014.000-026

Commonly known as 1715 S. Twyckenham Dr., South Bend, Indiana 46613

Together with rents, issues, income and profits thereof, said sale will be made without relief from valuation or appraisal laws. This is an attempt by a debt collector to collect a debt, and any information obtained will be used for that purpose.



Michael D. Grzegorek  
Sheriff of St. Joseph County

South Bend - Portage Township  
1715 S. Twyckenham Dr.  
South Bend, Indiana 46613

Brian K. Tekulve  
NELSON & FRANKENBERGER  
3105 East 98th Street, Suite 170  
Indianapolis, IN 46280  
Attorney for Plaintiff

The Sheriff's Department does not warrant the accuracy of the street address published herein.

Sheriff Sale Number

Handwritten text, possibly a signature or date.

By virtue of a power of attorney bearing date of the 1st day of June 1900, and in pursuance of the provisions of the Act of Congress of the 19th day of March 1878, relating to the disposal of the public lands, the undersigned, being the duly authorized agent of the United States, do hereby certify that the following is a true and correct copy of the original as the same appears in the files of the Department of the Interior:

Sheriff Of St. Joseph County  
Civil Division, 3rd Floor  
125 S. Lafayette Blvd.  
South Bend, IN 46601-1830



VAC

CURRI  
1715  
SOUT

35 FREDEN 466