

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.

MORTGAGE SALE - Default has been made in the conditions of a mortgage made by Jeremy Stem, an unmarried man and Maria D. Reyes, an unmarried woman, to Fifth Third Mortgage - MI, LLC, Mortgagee, dated February 4, 2008 and recorded February 7, 2008 in Liber 1472, Page 360, St. Joseph County Records, Michigan. There is claimed to be due at the date hereof the sum of One Hundred Six Thousand One Hundred Eight and 66/100 Dollars (\$106,108.66) including interest at 6.375% 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 front steps of St. Joseph County Courthouse in Centerville in St. Joseph County, Michigan at 10:00 a.m. on NOVEMBER 5, 2009.

Said premises are located in the Township of Leonidas, St. Joseph County, Michigan, and are described as:

All that part of the East 1/2 of the Southeast 1/4 of Section 15, Township 5 South, Range 9 West, described as follows: Parcel 1 Commencing at the Southeast corner of said Section 15 and running thence South 89 degrees 47 minutes 57 seconds West along the section line 1330.90 feet, thence North 00 degrees 07 minutes 25 seconds West along the West line of the East 1/2 of the Southeast 1/4 of said section 1004.18 feet to the point of beginning of this description; the boundary runs thence continuing North 00 degrees 07 minutes 25 seconds West along the 1/8th line 200 feet to the center of highway M-60; thence North 60 degrees 21 minutes 20 seconds East along said centerline 191.92 feet; thence South 00 degrees 07 minutes 25 seconds East parallel with said 1/8th line 294.56 feet; thence South 89 degrees 52 minutes 35 seconds West 167 feet to the Point of Beginning, Parcel 2 Commencing at the Southeast corner of said Section 15 and running thence South 89 degrees 47 minutes 57 seconds West along the Section line, 1330.90 feet; thence North 00 degrees 07 minutes 25 seconds West along the West line of the East 1/2 of the Southeast 1/4 of said Section, 1004.18 feet to the Point of Beginning of this description; the boundary runs thence South 00 degrees 07 minutes 25 seconds East along the 1/8th line, 15 feet; thence North 89 degrees 52 minutes 35 seconds East 267 feet; thence North 00 degrees 07 minutes 25 seconds West 366.19 feet; thence South 60 degrees 21 minutes 20 seconds West along the centerline of Highway M-60, 114.92 feet, thence South 00 degrees 07 minutes 25 seconds East 294.56 feet; thence South 89 degrees 52 minutes 35 seconds West 167 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. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

If you are a tenant in the property, please contact our office as you may have certain rights.

Dated: October 6, 2009
Orlans Associates, P.C.
Attorneys for Servicer
P.O. Box 5041
Troy, MI 48007-5041
248-502-1400 File No. 200.5360

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