

SCHNEIDERMAN & SHERMAN, P.C., IS ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT (248)539-7400 IF YOU ARE IN ACTIVE MILITARY DUTY.

MORTGAGE SALE – Default has been made in the conditions of a mortgage made by WILLIAM P. TRUXTON, A SINGLE MAN and ETHEL M. GUAJARDO, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, to MORTGAGE PLUS OF AMERICA CORPORATION, Mortgagee, dated December 15, 2004, and recorded on December 17, 2004, in Liber 1277, on Page 605, and assigned by said mortgagee to US BANK, NA, as assigned, St. Joseph County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Two Thousand One Hundred Fifty-Three Dollars and Seventy-One Cents (\$102,153.71), including interest at 6.500% 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 venue, on the front steps of the St. Joseph County Courthouse in Centreville, Michigan at 10:00 AM o'clock, on November 12, 2009

Said premises are located in St. Joseph County, Michigan and are described as:

THE NORTH 330 FEET OF THE WEST 260 FEET OF THE NORTHWEST 1 / 4 EXCEPT THE WEST 125 FEET IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 11 WEST. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THE WEST 125 FEET OF THE SOUTH 165 FEET OF THE NORTH 330 FEET OF THE NORTHWEST 1 / 4 OF THE NORTHWEST 1 / 4 OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 11 WEST .

The redemption period shall be 6 months 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: October 5, 2009  
US BANK, NA  
Mortgagee/Assignee

Schneiderman & Sherman, P.C.  
23100 Providence Drive, Suite 450  
Southfield, MI 48075

69059 Wallowa Rd.