

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ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee.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 Jayne E. Word, a single woman and Jeffrey K. Schrader, a single man, original mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated May 23, 2007, and recorded on June 4, 2007 in Liber 1439 on Page 119, and assigned by said Mortgagee to OneWest Bank FSB as assignee as documented by an assignment, in Saint Joseph county records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Fifty-Nine Thousand Four Hundred Ninety-Eight And 77/100 Dollars (\$159,498.77), including interest at 6.5% 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 place of holding the circuit court within Saint Joseph County, at 10:00 AM, on November 12, 2009.

Said premises are situated in Township of Sherman, Saint Joseph County, Michigan, and are described as: Parcel No. 1: All that part of Lots 13, 14, and 15 Fish Lake Allotment, according to the plat of recorded in the office of the Register of Deeds for St. Joseph County, Michigan in Liber 2 of Plats, Page 26, described as follows:

Beginning at capped iron found at thence Westerly most corner of Lot 15 and running thence North 36 Degrees 04 Minutes 52 Seconds East (recorded as North 35 Degrees 57 Minutes East) along the Westerly line of Lot 15, 35.20 feet to a capped iron set, thence South 42 Degrees 57 Minutes 44 Seconds East 135.21 feet to a capped iron set on the Westerly right-of-way line of West Fish Lake Road at a point South 32 Degrees 12 Minutes 00 Seconds West 39.40 feet from the Easterly most corner of said Lot 15; thence South 32 Degrees 12 Minutes 00 Seconds West, along said right-of-way 79.51 feet to a capped iron set at a point North 32 Degrees 12 Minutes 00 Seconds 1.05 feet from the Southerly most corner of Lot 13, thence North 43 Degrees 40 Minutes 51 Seconds West 140.27 feet to capped iron set; thence North 35 Degrees 57 Minutes 29 Seconds East (recorded as North 35 Degrees 57 Minutes East), along the Westerly line of Lots 13 and 14, 44.89 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.

Dated: October 14, 2009

For more information, please call:

FC L (248) 593-1312

Trott & Trott, P.C.

Attorneys For Servicer

31440 Northwestern Highway, Suite 200

Farmington Hills, Michigan 48334-2525

File #247418F07

63186 W Fish Lake Rd.