

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 Carlos Pena and Irene Pena, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated June 24, 2005 and recorded June 29, 2005 in Liber 1312, Page 737, St. Joseph County Records, Michigan. Said mortgage is now held by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS 2005-06 by assignment. There is claimed to be due at the date hereof the sum of Eighty-Four Thousand Five Hundred Twenty-Eight and 68/100 Dollars (\$84,528.68) including interest at 9.5% 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 front steps of St. Joseph County Courthouse in Centerville in St. Joseph County, Michigan at 10:00 a.m. on NOVEMBER 12, 2009.

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

Being a part of Lots 5 and 6, Block 5, Jacobs Addition to the City of Sturgis, according to the plat of record in the Office of the Register of Deeds for St. Joseph County, Michigan, in Liber 47 of Deeds, Page 186, described as follows: commencing at the Northeast corner of Lot 5; running thence South, on East line of Lots 5 and 6 to the Southeast corner of Lot 6; thence West, on the South line of Lot 6, 52 feet; thence North, parallel with the East line of Lots 5 and 6, 95 feet; thence Northwesterly to the South line Chicago Street on a line at right angles to said Chicago Street; thence East on the South line of said Chicago Street 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 15, 2009
Orlans Associates, P.C.
Attorneys for Servicer
P.O. Box 5041
Troy, MI 48007-5041
248-502-1400 File No. 617.1140

416 W Chicago Rd.