

**THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

## NOTICE OF MORTGAGE SALE

**Default** having been made in the conditions of a certain Mortgages made by NANCY K. STEWART, Trustee of the NANCY K. STEWART REVOCABLE TRUST dated March 21, 1995 , 65984 M-66, Sturgis, Michigan 49091, to OAK MORTGAGE, LLC, 125 E. Chicago Road, Sturgis, Michigan 49091 dated August 4, 2003, and recorded in the office of the Register of Deeds for the County of St. Joseph and State of Michigan, on April 12, 2003 in Liber 1174 of Mortgages, on page 330, and re-recorded in Liber 1182, Page 819, on which Mortgage there is claimed to be due at the date of this notice, for principal and interest the sum of Two Hundred Five Thousand One Hundred Ten and 95/100 (\$205,110.95) Dollars on the mortgage and no proceedings having been instituted to recover the debt now remaining secured by said Mortgage, or any part thereof, where by the power of sale contained in said Mortgage has become operative;

*Now Therefore, Notice is Hereby Given* that by virtue of the power of sale contained in said Mortgage and in pursuance of the statute in such case made and provided, the said Mortgage will be foreclosed by a sale of the premises therein described or so much thereof as may be necessary, at public auction, to the highest bidder, at the North outer door of the Courthouse in the Village of Centreville, and County of St. Joseph, Michigan, that being the place of holding Circuit Court in and for said County, on July 29, 2010 at 10:00 o'clock in the forenoon of said day, and said premises will be sold to pay the amount as aforesaid then due on said Mortgage together with 4.8750% percent interest on the Mortgage, legal costs, Attorneys' fees and also any taxes and insurance that said Mortgagee does pay on or prior to the date of said sale; which said premises are described as follows, to-wit:

Land located in the Township of Sherman, St. Joseph County, Michigan, described as follows:

All that parcel of land situated in the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 24 and the Southwest fraction of the Northeast  $\frac{1}{4}$  of Section 25, Town 7 South, Range 10 West, Sherman Township, St. Joseph County, Michigan, commencing at the  $\frac{1}{4}$  corner between Sections 24 and 25, Town 7 South, Range 10 West; thence East along Section line between said Sections 24 and 25, 963.14 feet; thence South 67.64 feet to the point on the centerline of M-66, which is the point of beginning; thence North 80 degrees 43 minutes West 551.36 feet; thence South 64 degrees 27 minutes West 106.43 feet; thence North 00 degrees 01 minutes West 616.96 feet; thence South 86 degrees 44 minutes East 676.92 feet; thence South 12 degrees 45 minutes West 141.5 feet; thence South 86 degrees 30 minutes East 213.7 feet; to the centerline

of M-66; thence Southwesterly along curve of highway whose chord bears South 24 degrees 49 minutes West 518.22 feet to the point of beginning.

The last day to redeem this deed is on July 29, 2011, however, if an Affidavit of Abandonment is filed with the Register of Deeds, the last day to redeem will be August 29, 2010 or until the time to provide the notice was required by MCL 600.3241a(c) expires, whichever is later.

Dated: June 29, 2010

OAK MORTGAGE, LLC

Mortgagee.

DRESSER, DRESSER, HAAS & CAYWOOD, P.C.

By: P. Joseph Haas, Jr.

Attorney for OAK MORTGAGE, LLC

Business Address 112 South Monroe Street

Sturgis, MI 49091

65984 M-66