Hello Mr. Williams,

Based on the information shown below, please advise how will you like to proceed in order to gain possession of the property.  If you are positive about option number 3, then I will advise our foreclosure department to proceed with that option.

Sincerely,

**Fernando E. Lopez**

**Loan Servicing Specialist**

5900 Canoga Blvd., Suite 200

Woodland Hills, CA 91367

Phone: 877-777-3858 X 7403

Direct: 818-836-6644

Fax: 818-836-6703

Email: [fernando@peakservicing.com](javascript:window.top.ZmObjectManager.__doClickObject(document.getElementById(%22OBJ_PREFIX_DWT2358_com_zimbra_email%22));)

Website: [www.peakservicing.com](http://www.peakservicing.com/)

**From:** Jonny Dahinten   
**Sent:** Monday, March 21, 2016 11:24 AM  
**To:** Fernando Lopez <[fernando@peakservicing.com](javascript:window.top.ZmObjectManager.__doClickObject(document.getElementById(%22OBJ_PREFIX_DWT2360_com_zimbra_email%22));)>  
**Subject:** 13095 17 Mile Rd., Gowen, MI 49236

Good morning Fernando,

Please see below and advise.

First, we have to send the notice of termination, so our office will get this notice sent out the beginning of this week.  However, after we sent the notice, we will have a couple of options as the land contract allow for two different avenues to recover possession.

1)      Assuming the property is occupied, we can continue to proceed with the land contract forfeiture action, and obtain a judgment of possession which will provide the land contract purchasers the opportunity to reinstate the loan within 90 days.  If they do not, you will get an order of eviction.

2)      Treat the purchaser as a tenant under the contract and after sending a 30 day notice to quit, move forward with eviction proceedings.  The reason why we have this option in the contract under paragraph 8 and 9.  The only caveat here is to make sure the title company will insure the sale REO.  As I indicated in our phone conversation, some insurance companies still will require the process set forth in number 1.

3)      If the property is vacant, then simply take possession of the property.  This again depends on the title company and how many personal are left in the property.

Option 1 is the safest approach and takes about 1 month and a half longer than option 2 because of the redemption period.  Please advise on how you wish to proceed and whether the property is occupied.

**Jonny Dahinten**

**Trustee Sales Officer**