

**Robert R. Smith Jr (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement. Notice is given under section 49c of the State Housing Development Authority Act of 1966, 1966 PA 346, MCL 125.1449c, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on May 01, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgagor(s): Robert R. Smith Jr and Jenna M. Smith, husband and wife Original Mortgagee: National City Mortgage a Division of National City Bank Date of mortgage: September 27, 2007 Recorded on October 10, 2007, Liber 46728, on Page 343, Foreclosing Assignee (if any): Michigan State Housing Development Authority Amount claimed to be due at the date hereof: Seventy-Eight Thousand Two Hundred Forty-Three and 77/100 Dollars (\$78,243.77) Mortgaged premises: Situated in Wayne County, and described as: THE WEST 20 FEET OF LOT 50 AND THE EAST 20 FEET OF LOT 51, "BAISLEY PARK SUBDIVISION," ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 31 OF PLATS, PAGE 28, WAYNE COUNTY RECORDS. Commonly known as 1760 Sycamore St, Wyandotte, MI 48192 The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 125.1449v, in which case the redemption period shall be 30 days from the date of such sale, or 15 days from the MCL 125.1449v(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Michigan State Housing Development Authority Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (3-27)(4-17)

**Patricia Jennings (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information: Name(s) of the mortgagor(s): Gary Jennings and Patricia Jennings, Husband and wife Original Mortgagee: Citicorp Trust Banks, FSB Foreclosing Assignee (if any): Towd Point Mortgage Trust 2020-4, U.S. Bank National Association, as Indenture Trustee Date of Mortgage: April 4, 2005 Date of Mortgage Recording: April 8, 2005 Amount claimed due on date of notice: \$10,755.56 Description of the mortgaged premises: Situated in City of Detroit, Wayne County, Michigan, and described as: Lot 247, Dickinson and Whit's Subdivision, of Lot 1 Harper Tract, Fractional Section 21, Town 1 South, Range 11 East Greenfield Township, Wayne County, Michigan, according to the Plat thereof as recorded in Liber 30, page 40 of Plats Wayne County Records. Common street address (if any): 6330 Desoto St, Detroit, MI 48238-2007 The redemption period shall be 1 year from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active

duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. This notice is from a debt collector. Date of notice: March 27, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1557335 (03-27)(04-17)

**Darlene Sparks** (*Mortgage Foreclosure*)

03/27/2025 at Detroit Legal News in Wayne

MORTGAGE SALE - Pursuant to the terms and conditions of a certain mortgage and by virtue of the power of sale contained in said mortgage, made by Darlene Sparks and Leslie Sparks, wife and husband, Mortgagors, to Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Quicken Loans, Inc., Mortgagee, dated the 30th day of November, 2006 and recorded in the office of the Register of Deeds, for The County of Wayne and State of Michigan, on the 26th day of December, 2006 in Liber 45775 of Wayne County Records, page 1206, said Mortgage having been assigned to Gulf Harbour Investments Corporation on which mortgage there is claimed to be due, at the date of this notice, the sum of Sixty-Three Thousand Eight Hundred Ninety-Five and 20/100 (\$63,895.20). Notice of Foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the Circuit Court Wayne County, starting promptly at 11:00 AM o'clock Local Time on the 1st day of May, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. The bid may include interest thereon at 10.00000 per annum and all legal costs, charges, and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises. Which said premises are described as follows: All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the City of Detroit, County of Wayne, State of Michigan, and described as follows, to wit: Lot 1967, Robert Oakman Land Company's Aviation Field No. 3, as recorded in Liber 49, Page 56 of Plats Commonly known as 8075 Mendota, Detroit, MI 48204 During the six (6) months immediately following the sale, the property may be redeemed, except that in the event that the property is determined to be abandoned pursuant to MCLA 600.3241a, the property may be redeemed 30 days after the foreclosure sale or when the time to provide the notice required by the statute expires, whichever is later. Pursuant to MCLA 600.3278, the mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Dated: 03/27/2025 Gulf Harbour Investments Corporation Mortgagee HLADIK, ONORATO & FEDERMAN, LLP Athena Aitas (P61824) Attorney for Servicer 3290 West Big Beaver Road, Suite 117 Troy, MI 48084 (248)362-2600 PLG SPARKS - 23-01598 (3-27)(4-17)

**Steven A. Douglas** (*Mortgage Foreclosure*)

03/27/2025 at Detroit Legal News in Wayne

MORTGAGE FORECLOSURE NOTICE DEFAULT having been made in the terms and conditions of a certain mortgage made by Steven A. Douglas and Sheryl Douglas, husband and wife, whose mailing address is 29737 Balmoral Street, Garden City, MI

48135 to Community Financial Members Federal Credit Union n/k/a Community Financial Credit Union, 500 S. Harvey, Plymouth, MI 48170, dated June 12, 2009 and recorded on June 17, 2009, in Liber 47981, Pages 608-626, Wayne County Records, on which mortgage there is claimed to be due at the date of this notice the sum of EIGHTY-THREE THOUSAND FIVE HUNDRED ONE AND 35/100 DOLLARS (\$83,501.35) plus interest, at a rate of 2.50% per annum, together with any additional sum or sums which may be paid by the undersigned as provided for in said mortgage, and no suit or proceedings at law or in equity having been instituted to recover the debt secured by said mortgage, or any part thereof. NOW, THEREFORE, by virtue of the power of sale contained in said mortgage, and pursuant to the statute of the State of Michigan in such case made and provided, notice is hereby given that the undersigned will sell at public auction to the highest bidder, the premises described in said mortgage or so much thereof as may be necessary to pay the amount due on said mortgage, including all legal costs, charges and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises. Which said premises are described as follows: Property situated in the City of Garden City, County of Wayne, State of Michigan, more particularly described as follows: Lot 61, of STELLER SUBDIVISION, according to the plat thereof recorded in Liber 50, Page 82, Wayne County Records. Commonly known as: 29737 Balmoral Street, Garden City, MI 48135 Tax Identification No.: 35-007-04-0061-000 The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with 1948 CL 600.3241a, in which case the redemption period shall be thirty (30) days from the date of such sale. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 a.m. on Thursday, May 1, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Dated: March 27, 2025 Mortgagee: Community Financial Credit Union 500 S. Harvey Plymouth, MI 48170 Pamela S. Ritter (P47886) Attorney for Mortgagee Community Financial Credit Union Strobl PLLC 33 Bloomfield Hills Pkwy., Ste. 125 Bloomfield Hills, MI 48304 (248) 540-2300 (3-27)(4-17)

**KJ Investment Group (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM on 5/8/2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Names of Mortgagor(s): KJ Investment Group Inc. Original mortgagee: BPL Mortgage, LLC. Date of mortgage: 7/12/2024. Mortgage recorded on 8/16/2024 as Document No. 2024224670, in Liber 59025, Page 433. Foreclosing Assignee (if any): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for Ibis Holdings A Trust. Amount claimed to be due at the date hereof: \$101,069.59 Mortgaged premises: Situated in Wayne County, and described as: THE FOLLOWING DESCRIBED

PREMISES SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, TO-WIT: THE SOUTH 40.47 FEET OF LOT 98, INCLUDING 1/2 OF THE VACATED PUBLIC ALLEY AT THE REAR THEREOF, BRIGGS MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 55, PAGE 60 OF PLATS, WAYNE COUNTY RECORDS Commonly known as 20101 Strathmoor St, Detroit, MI 48235. The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Date of Notice: 03/27/2025. Codilis & Moody, P.C. 15W030 North Frontage Road, Suite 100 Burr Ridge, IL 60527 (313) 536-2500. This law firm is a debt collector. C&M File 23-25-00028 (3-27)(4-17)

**Hunter Horn (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

FORECLOSURE NOTICE Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, April 24, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a certain mortgage made by Hunter Horn and Noemi Lua-Barragan, As Joint Tenants with Rights of Survivorship to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for United Wholesale Mortgage, LLC, its successors, and assigns, Mortgagee, dated September 15, 2023, and recorded on September 25, 2023, in Liber 58473, Page 901, Wayne County Records, said mortgage was assigned to Nationstar Mortgage LLC by an Assignment of Mortgage dated February 11, 2025 and recorded February 17, 2025 in Liber 59346, Page 410, on which mortgage there is claimed to be due at the date hereof the sum of Eighty-Six Thousand Three Hundred One and 75/100 (\$86,301.75) including interest at the rate of 7.38200% per annum. Said premises are situated in the City of Inkster, Wayne County, Michigan, and are described as: The East 65 feet of Lot 52, Fellrath's Inkster Acres Subdivision, according to the recorded Plat thereof, as recoded in Liber 50 of Plats, Page 63, Wayne County Records. Commonly known as: 28412 FERNWOOD ST, INKSTER, MI 48141 If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. TO ALL

PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest. Dated: March 27, 2025 Randall S. Miller & Associates, P.C. Attorneys for Nationstar Mortgage LLC 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 25MI00017-1 (3-27)(4-17)

**George T Jones, (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

FORECLOSURE NOTICE Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, April 24, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a certain mortgage made by George T Jones, A Single Man to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Bank of America, N.A., its successors and assigns, Mortgagee, dated June 19, 2014, and recorded on July 8, 2014, in Liber 51624, Page 375, Wayne County Records, said mortgage was assigned to Nationstar Mortgage LLC by an Assignment of Mortgage dated March 06, 2025 and recorded March 19, 2025 in Liber 59427, Page 27, on which mortgage there is claimed to be due at the date hereof the sum of Forty-Three Thousand Three Hundred Fifty-Seven and 81/100 (\$43,357.81) including interest at the rate of 3.75000% per annum. Said premises are situated in the Township of Redford, Wayne County, Michigan, and are described as: Lot 447, except the South 4 feet and South 20 feet of Lot 448, Chesterfield Subdivision No 1, as recorded in Liber 52, Page 69 of Plats, Wayne County Records. Commonly known as: 19168 WOODWORTH, REDFORD, MI 48240 If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest. Dated: March 27, 2025 Randall S. Miller & Associates, P.C. Attorneys for Nationstar Mortgage LLC 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 25MI00198-1 (3-27)(4-17)

**Angela Jackson (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

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 return of the bid amount tendered at sale, plus interest. NOTICE OF

FORECLOSURE BY ADVERTISEMENT: Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 A.M., on May 15, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE SALE: Default has been made in the conditions of a mortgage made by Angela Jackson, the Mortgagor(s), and Mortgage Electronic Registration Systems, Inc., as nominee for Nations Lending Corporation, the original Mortgagee, dated March 8, 2022, and recorded on May 26, 2022, in Liber 57652, at Page 997, in Wayne County Records, Michigan, and last assigned to Nations Lending Corporation, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated February 20, 2025, and recorded on February 20, 2025, in Liber 59352, at Page 1202, in Wayne County Records, Michigan, on which mortgage there is claimed to be due and owing as of the date of this Notice, the sum of One Hundred Eighty-Six Thousand Seven Hundred Forty-Five and 77/100 U.S. Dollars (\$186,745.77). Said premise is situated at 20618 Woodside Street, Harper Woods, MI 48225, in the City of Harper Woods, Wayne County, Michigan, and is described as: LOT 53 WOODSIDE FARMS PC 618, RECORDED IN LIBER 69, PAGE 66, WAYNE COUNTY RECORDS. The redemption period shall be six (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. Pursuant to Chapter 32 of the Revised Judicature Act of 1961, if the property is sold at foreclosure sale the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder under MCLA 600.3278 for damaging the property during the redemption period. ATTENTION HOMEOWNER: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

Dated: 03/21/2025 For More Information, please call: Quintairos, Prieto, Wood & Boyer, P.A. Attorneys for Servicer 255 South Orange Avenue, Suite 900 Orlando, Florida 32801 (855) 287-0240 Matter No. MI-008680-25 (3-27)(4-17)

### **Best Results (Rosemont) (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgagor(s): Best Results Investors, LLC Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: December 20, 2023 Recorded on January 9, 2024, Liber 58631, on Page 1333, Foreclosing Assignee (if any): Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee for IBIS Holdings A Trust Amount claimed to be due at the date hereof: One Hundred Four Thousand Three Hundred Fifty-Seven and 75/100 Dollars (\$104,357.75) Mortgaged premises: Situated in Wayne County, and described as: Lot 540 and West 9 feet of vacated alley adjacent, Lashley-Cox Land Co's Plymouth and Mill Road Subdivision, according to the plat thereof as recorded in Liber 50, Page 61, of Plats, Wayne County Records. Commonly known as 12088 Rosemont Ave, Detroit, MI 48228 The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act

236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Wilmington Savings Funds Society, FSB, not in its individual capacity, but solely as Trustee for IBIS Holdings A Trust Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (3-27)(4-17)

**Ray Smith** (*Mortgage Foreclosure*)

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgagor(s): Ray Smith, a single man Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: September 22, 2022 Recorded on September 26, 2022, Liber 57872, on Page 854. Foreclosing Assignee (if any): CMG Mortgage, Inc. Amount claimed to be due at the date hereof: One Hundred Thirty-One Thousand Six Hundred Sixty-Four and 91/100 Dollars (\$131,664.91) Mortgaged premises: Situated in Wayne County, and described as: Lot 45, Highland Heights Re-Sub 1/4 Sec 17 10000 AT, according to the plat thereof, as recorded in Liber 26, Page 90 of Plats, Wayne County Records. Commonly known as 107 Mclean St, Highland Park, MI 48203 The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale will be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. CMG Mortgage, Inc. Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (3-27)(4-17)

**Ryan Holland** (*Mortgage Foreclosure*)

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A

potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgagor(s): Ryan Holland, a married woman Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: June 2, 2022 Recorded on June 3, 2022, Liber 57668, on Page 865, Foreclosing Assignee (if any): United Wholesale Mortgage, LLC Amount claimed to be due at the date hereof: Two Hundred Nine Thousand Five Hundred Four and 32/100 Dollars (\$209,504.32) Mortgaged premises: Situated in Wayne County, and described as: LOT 836, ROSEDALE PARK SUBDIVISION, as recorded in Liber 37, of Plats, Page 74, Wayne County Records. Commonly known as 14545 Artesian St, Detroit, MI 48223 The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale will be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. United Wholesale Mortgage, LLC Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (3-27)(4-17)

**Frank Sorrell Sr. (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on May 8, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information: Name(s) of the mortgagor(s): Frank Sorrell SR, a married man, also known as Frank J. Sorrell, SR. Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC Date of Mortgage: September 30, 2010 Date of Mortgage Recording: October 6, 2010 Amount claimed due on date of notice: \$101,654.76 Description of the mortgaged premises: Situated in City of Grosse Pointe Woods, Wayne County, Michigan, and described as: The Westerly 75 feet of Lot 175, Lake Shore Grove Subdivision No. 3, according to the Plat thereof as recorded in Liber 85, Page(s) 48 of Plats, Wayne County Records. Common street address (if any): 659 N Brys Dr, Grosse Pointe Woods, MI 48236-1246 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16). If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. This notice is from a debt collector. Date of notice: March 27, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1557341 (03-27)(04-17)

**Best Results (Steel St) (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgagor(s): Best Results Investors, LLC Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: December 20, 2023 Recorded on January 5, 2024, Liber 58628, on Page 311, Foreclosing Assignee (if any): U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Determination Mortgage Trust Amount claimed to be due at the date hereof: One Hundred Forty-Four Thousand Four Hundred Twenty-Seven and 40/100 Dollars (\$144,427.40) Mortgaged premises: Situated in Wayne County, and described as: Lot 819 including 1/2 of the vacated alley adjacent thereto, Greenwich Park, according to the plat thereof as recorded in Liber 41, Page 28, of Plats, Wayne County Records. Commonly known as 19345 Steel St, Detroit, MI 48235 The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. U.S. Bank Trust National Association, not in its individual capacity but solely as trustee for Determination Mortgage Trust Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (3-27)(4-17)

**Jacqueline Mbwille (Mortgage Foreclosure)**

03/27/2025 at Detroit Legal News in Wayne

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Cobblestone Ridge Estates Homeowners Association. The lien was executed on July 15, 2024 and recorded on July 19, 2024, as Liber 58981, Page 10, re-recorded September 9, 2024, Liber 59073, Page 1244. Wayne County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Four Thousand Three Hundred and Twenty-Five Dollars and Fifteen Cents (\$4,325.15). Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the Northwest corner of the CAYMC, Woodward and Jefferson Avenues, in the City of Detroit, County of Wayne, State of Michigan (that being the place of holding the Circuit Court for said County), on Thursday, May 8, 2025, at 11:00 AM, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. The name of the record property owner is Jacqueline Mbwille, and is situated in the Township of Van Buren, County of Wayne,

State of Michigan, and is legally described as follows: Unit 14, of Cobblestone Ridge Estates, a Condominium according to the Master Deed recorded in Liber 42225, Page 277 et seq., Wayne County Records, as amended, and designated as Wayne County Condominium Subdivision Plan No. 831, Sidwell No. 83-114-04-0014-000 Commonly known as: 13492 Beacon Trail, Van Buren Township, Michigan 48111 The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: March 25, 2025 Cobblestone Ridge Estates Homeowners Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Sarah R. Karl 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (3-27)(4-24)

**Delores Jones (Mortgage Foreclosure)**

03/26/2025 at Detroit Legal News in Wayne

Notice of Foreclosure by Advertisement Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Wayne County, starting promptly at 11:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information: Name(s) of the mortgagor(s): Dolores R. Jones, a single woman, fee simple Original Mortgagee: Progressive Financial, Inc. Foreclosing Assignee (if any): Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, f/k/a Norwest Bank Minnesota, National Association, solely in its capacity as Trustee for Provident Bank Home Equity Loan Asset-Backed Certificates, Series 1999-3 Date of Mortgage: August 31, 1999 Date of Mortgage Recording: September 14, 1999 Amount claimed due on date of notice: \$20,058.84 Description of the mortgaged premises: Situated in City of Detroit, Wayne County, Michigan, and described as: The North 10 feet of Lot 355 and the South 25 feet of Lot 356, Yorkshire Woods Subdivision No. 1, according to the Plat thereof as recorded in Liber 45, Page 68 of Plats, Wayne County Records, Michigan. Common street address (if any): 9192 Harvard Rd, Detroit, MI 48224-1939 The redemption period shall be 1 year from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. This notice is from a debt collector. Date of notice: March 26, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1557069 (03-26)(04-16)