

Jennie L. Ebeling (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM, on June 13, 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): Thomas M. Ebeling and Jennie L. Ebeling Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Date of Mortgage: January 20, 2017 Date of Mortgage Recording: January 30, 2017 Amount claimed due on date of notice: \$183,389.51 Description of the mortgaged premises: Situated in Charter Township of Shelby, Macomb County, Michigan, and described as: LOT 25, BANNISTER LAKES SUBDIVISION NO. 1, AS RECORDED IN LIBER 76, PAGES 6, 7, 8 AND 9 OF PLATS, MACOMB COUNTY RECORDS Common street address (if any): 11848 Ridge Dr, Shelby Township, MI 48315-5748 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: May 9, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1561001 (05-09)(05-30)

Andrew White (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM, on June 6, 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): Andrew White, married man Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): TH MSR Holdings LLC Date of Mortgage: February 10, 2022 Date of Mortgage Recording: February 18, 2022 Amount claimed due on date of notice: \$341,867.72 Description of the mortgaged premises: Situated in City of Roseville, Macomb County, Michigan, and described as: Lot 134 and the West 15 feet of Lot 135, Shadowoods Subdivision No. 2, according to the plat thereof as recorded in Liber 43 of Plats, Page(s) 27 and 28, Macomb County Records Common street address (if any): 19230 Rockport St, Roseville, MI 48066-4517 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: May 9, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1561197 (05-09)(05-30)

Brenda Urick (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Crosswinds Condominium Association. The lien was executed on October 28, 2024 and recorded on November 4, 2024, as Liber 29834, Page 604, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Three Hundred and Ninety Three Dollars and Fifty- Cents (\$5,393.50). 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 North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 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 Brenda Urick, and is situated in the Township of Clinton, County of Macomb, State of Michigan, and is legally described as follows: Unit 7, Building 5, of Crosswinds, a Condominium according to the Master Deed recorded in Liber 2380, Page 198 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 59. Sidwell No. 16-11-18-351-024 Commonly known as: 39411 Heatherheath Dr., Clinton Township, Michigan 48038 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: May 7, 2025 Crosswinds Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Evan M. Alexander 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

David Hill (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

Default has been made in the conditions of a certain mortgage made by David Hill to Platinum Financial, Mortgagee dated may 12, 2022, and recorded on May 19, 2022 in Liber 28617 page 789, Macomb County Records, Michigan on which mortgage there is claimed to be due at the date hereof the sum of \$131,595.44 Dollars, including interest at 9.875% 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 venue, at 40 N. Main St., Mt. Clemens, MI at 10:00am on Friday, June 20, 2025. Said premises are situated in Macomb County, Michigan and are described as: Lot 107 of Villa Dioro Subdivision according to the plat thereof recorded in liber 94 of Plats, Pages 42, 43, 44, 45, 46, and 47, Macomb County Records, commonly known as 48555 Isola Dr., Shelby Township, Michigan 48315. The redemption period shall be 6 months from the date such sale, unless determined abandoned in accordance with 1948 CL 600.3251a, in which case the redemption period shall be 30 days from the date of such sale, Dated May 1, 2025 Blake P. Lipman, Attorney, 32871 Middlebelt Rd., Suite 100, Farmington Hills, MI 48334 (5-9)(5-30)

Peggy A. Polak (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

NOTICE OF MORTGAGE FORECLOSURE SALE 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 Macomb County, starting promptly at 10:00 AM, on June 13, 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 Mortgage made by Peggy A. Polak to Mortgage 1 Incorporated dated March 20, 2023 and recorded March 27, 2023 in Liber 29055 at Page 753, Macomb County, Michigan. Said Mortgage is now held by Mortgage 1, Inc. by assignment and/or merger. There is claimed to be due at the date hereof the sum of \$205,527.52. Said premises are located in Macomb County, Michigan and are described as: The land is situated in the Township of Macomb, County of Macomb, State of Michigan, as follows: Unit 65, Westgrove Estates, a Condominium, according to the Consolidating Master Deed recorded in Liber 16478, Pages 462 through 529 both inclusive, Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 510, together with rights in general common elements and limited common elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended Commonly Known As: 17230 Mayfield Dr. #65, Macomb, MI 48042 Tax Parcel ID: 20-08-17-253-065 Said property is commonly known as 17230 Mayfield Dr # 65, Macomb, MI 48042. 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. If the property is sold at foreclosure sale, 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 damage to the property during the redemption period. 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. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply: 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 COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY. Dated: May 7, 2025 Attorney for the party foreclosing the Mortgage: Thomas E. McDonald (P39312) Brock & Scott, PLLC 5431 Oleander Drive Wilmington, NC 28403 PHONE: (844) 856-6646 File No. 25-09562 (5-9)(5-30)

Thomas J. Svoboda (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

MORTGAGE FORECLOSURE 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 Macomb County, starting promptly at 10:00 A.M., on June 13, 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. 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. Thomas J. Svoboda Jr., a single man, ("Mortgagor"), gave a mortgage to Freestar Financial Credit Union f/k/a Central Macomb Community Credit Union, ("Mortgagee"), dated August 26, 2003, and recorded on September 23, 2003, in Liber 14307, on Page 60, Macomb County Records, Michigan. On the date of this notice, there is claimed to be due the principal of Fifty-Nine Thousand Four Hundred Sixty-Nine Dollars and 59/100 Dollars (\$62,994.83) plus accrued interest at 5.25% 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 the place of holding in the circuit court within Macomb County, Michigan @ 10:00 A.M. on Friday, June 13, 2025. Said premises are situated in the Township of Chesterfield, County of Macomb, State of Michigan, and are described as: Lot 55, "ANCHOR BAY SHORES, a Subdivision of Part of Private Claims 146 and 147, as recorded in Liber 11, Page 49 of Plats, Macomb County Records. Commonly: 46440 Jefferson, Chesterfield, MI 48047—Tax Id#15-09-32-277-004 The redemption period shall be twelve 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. If the property is sold at a foreclosure sale, under Section 600.3278 of the Michigan Compiled Laws, the Mortgagor will be held responsible to the person who buys the property at the mortgage foreclosure or to the mortgage holder for damaging the property during the redemption period. Dated: May 9, 2025 Freestar Financial Credit Union, Mortgagee Holzman Law, PLLC By: Charles J. Holzman Attorney for Mortgagee 28366 Franklin Road Southfield, Michigan 48034 (248)352-4340 (5-9)(6-6)

Maria Isif (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM on JUNE 6, 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 mortgage made by Elaine Mekari, unmarried woman and Maria Isif, a married woman, to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, a Division of United Shore Financial Services, LLC, Mortgagee, dated December 1, 2020 and recorded December 3, 2020 in Liber 27212, Page 151 and Affidavit Affecting Realty recorded on March 25, 2025, in Liber 30015, Page 621, Macomb County Records, Michigan. Said mortgage is now held by

United Wholesale Mortgage, by assignment. There is claimed to be due at the date hereof the sum of Three Hundred Twenty-Seven Thousand One Hundred Ninety-Five and 89/100 Dollars (\$327,195.89). 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 venue at the place of holding the circuit court within Macomb County, Michigan at 10:00 AM on JUNE 6, 2025. Said premises are located in the Township of Bruce, Macomb County Michigan, and are described as: A parcel of land located in and being a part of the East 1/2 of the Northwest 1/4 of Fractional Section 1, Town 5 North, Range 12 East, Bruce Township, Macomb County, Michigan, being more particularly described as follows: Commencing at a point 312.22 feet South 01 degrees 33 minutes 50 seconds West of the North 1/4 corner of said Section 1; thence extending South 01 degrees 33 minutes 50 seconds West 312.22 feet; thence North 89 degrees, 02 minutes West 1318.70 feet (recorded) 1319.07 feet (measured); thence North 01 degrees 30 minutes East 312.22 feet; thence South 89 degrees 02 minutes East 1319.08 feet (recorded) 1319.42 feet (measured) to the point of beginning. ALSO KNOWN AS FOR TAX PURPOSES: B 5B1B L64 T5N R12E SEC 1 COMM AT N 1/4 POST SEC 1; TH S 01 DEG 33 50"" W 312.22 FT TO PT OF BEG; TH S 01 DEG 33' 50 W 312.22 FT; TH N 89 DEG 02' W 1318.70 FT; TH N 01 DEG 30' E 312.22 FT; TH S 89 DEG 02' E 1319.08 FT TO PT OF BEG 9.45 A. 80842 Scotch Settlement Road, Bruce Township, Michigan 48065 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. If the property is sold at foreclosure sale, 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 damage to the property during the redemption period. Dated: May 9, 2025 File No. 24-016772 Firm Name: Orleans Law Group PLLC Firm Address: 1650 West Big Beaver Road, Troy MI 48064 Firm Phone Number: (248) 502.1400 (05-09)(05-30)

Cheryl L. Hess (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Crosswinds Condominium Association. The lien was executed on October 11, 2024 and recorded on October 15, 2024, as Liber 29801, Page 708, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Five Hundred and Eighteen Dollars and Seventy-Five Cents (\$5,518.75). 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 North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 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 Cheryl L. Hess, and is situated in the Township of Clinton, County of Macomb, State of Michigan, and is legally described as follows: Unit 3, Building 5, of Crosswinds, a Condominium according to the Master Deed recorded in Liber 2380, Page 198 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 59. Sidwell No. 11-18-351-020 Commonly known as: 39415 Heatherheath Dr, Clinton Township, Michigan 48038 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: May 6, 2025 Crosswinds Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Evan M. Alexander 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

Arthur C. Reaume (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

MORTGAGE FORECLOSURE NOTICE DEFAULT having been made in the terms and conditions of a certain mortgage made by Arthur C. Reaume and Lou Ann Reaume, his wife, whose mailing address is 37063 Cooper Dr., Sterling Heights, MI 48312, granted to Community Financial Credit Union ("Credit Union"), whose address is 500 S. Harvey, P.O. Box 5050, Plymouth, MI 48170 on November 15, 2023 and recorded on November 20, 2023, at Liber 29383, Page 578, Macomb County Records, on which mortgage there is claimed to be due at the date of this notice the sum of NINETY-NINE THOUSAND NINETY-ONE DOLLARS AND 46/100 (\$99,091.46), plus interest, at a rate of 8.750% 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: The Mortgage encumbers property situated in the City of Sterling Heights, County of Macomb, State of Michigan, more particularly described as follows: Lot 60, DOMINIC MOCERI SUBDIVISION, as recorded in Liber 56, Pages 20 and 21 of Plats, Macomb County Records. Parcel Identification No.: 10-10-22-456-008 Commonly known as: 37063 Cooper Dr., Sterling Heights, MI 48312 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 Macomb County, Michigan, starting promptly at 10:00 a.m. on Friday, June 13, 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: May 9, 2025 Mortgagee Community Financial Credit Union 555 S. Harvey, P.O. Box 5050 Plymouth, MI 48170 Pamela S. Ritter (P47886) Attorney for Mortgagee Community Financial Credit Union Strobl PLLC 33 Bloomfield Hills Parkway, Suite 125 Bloomfield Hills, MI 48304 (248) 540-2300 (5-9)(5-30)

Sam W. Harp (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM on 6/13/2025. 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): Sam W. Harp and Mae Harp. Original mortgagee: Financial Freedom Senior Funding Corporation, a subsidiary of Lehman Brothers Bank, FSB. Date of mortgage: 7/17/2003. Mortgage recorded on 8/27/2003 as Document No. 3250499, in Liber 14109, Page 703. Foreclosing Assignee (if any): U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust. Amount claimed to be due at the date hereof: \$285,900.19 Mortgaged premises: Situated in Macomb County, and described as: LOTS 112 AND 113 WM. QUINN'S QUINNTON SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 13 EAST, TOWNSHIP OF CLINTON, MACOMB COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, ON PAGE 46, MACOMB, COUNTY RECORDS. Commonly known as 35068 Ellen Street, Clinton Township, MI 48035. 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: 05/09/2025. 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 23-25-00090 (5-9)(5-30)

Louis Poles (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

Default has been made in the conditions of a certain mortgage made by Louis Poles and Fares Abdulahad to Platinum Financial, Mortgagee dated November 1, 2024, and recorded on November 1, 2024 in Liber 29832 page 946, Macomb County Records, Michigan on which mortgage there is claimed to be due at the date hereof the sum of \$69,623.70 Dollars, including interest at 10% 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 venue, at 40 N. Main St., Mt. Clemens, MI at 10:00am on Friday, June 20, 2025. Said premises are situated in Macomb County, Michigan and are described as: Lot 248, South Hampton Subdivision No. 2 according to the recorded Plat thereof, as recorded in Liber 69 of Plats, pages 24 through 27, inclusive, Macomb County Records, commonly known as 38121 Cameron Dr., Sterling Heights, Michigan 48310. The redemption period shall be 6 months from the date such sale, unless determined abandoned in accordance with 1948 CL 600.3251a, in which case the redemption period shall be 30 days from the date of such sale, Dated May 1, 2025 Blake P. Lipman, Attorney, 32871 Middlebelt Rd., Suite 100, Farmington Hills, MI 48334 (5-9)(5-30)

Randy Kado (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Steeplechase Condominiums I Association. The lien was executed on September 19, 2024 and recorded on September 23, 2024, as Liber 29767, Page 606, as amended on May 7, 2025, Liber 30086, Page 364, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Seven Hundred and Four Dollars and Seventy-Five Cents (\$3,704.75). 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 North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 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 Randy Kado, and is situated in the Township of Clinton, County of Macomb, State of Michigan, and is legally described as follows: Unit 149, of Steeplechase Condominiums, a Condominium according to the Consolidating Master Deed recorded in Liber 06832, Page 459 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 336. Sidwell No. 16-11-30-177-149 Commonly known as: 15614 Sunday Silence Ct., Clinton Township, Michigan 48035 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: May 7, 2025 Steeplechase Condominiums I Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Evan M. Alexander 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

Melissa Mancina (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM, on June 06, 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): Melissa Mancina, single woman Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: September 13, 2006 Recorded on September 27, 2006, Liber 18187, on Page 630, and re-recorded via Loan Modification recorded on December 07, 2020 in Liber 27226, on Page 327 Foreclosing Assignee (if any): U.S.

BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Amount claimed to be due at the date hereof: Two Hundred Sixty-Five Thousand Eight Hundred Nine and 39/100 Dollars (\$265,809.39) Mortgaged premises: Situated in Macomb County, and described as: Lot 18, Moravian Hills Subdivision, according to the Plat thereof, as recorded in Liber 35, Page 50 and 51 of Plats, Macomb County Records. Commonly known as 37632 Joanne Drive, Clinton Township, MI 48036 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 owner trustee for RCAF Acquisition Trust Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-9)(5-30)

Shannon Larocco (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

NOTICE OF MORTGAGE FORECLOSURE SALE 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 Macomb County, starting promptly at 10:00 AM, on June 20, 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 Mortgage made by Shannon Larocco to Citizens Bank, N.A. dated July 26, 2022 and recorded October 13, 2022 in Liber 28855 at Page 472, Macomb County, Michigan. There is claimed to be due at the date hereof the sum of \$35,206.92. Said premises are located in Macomb County, Michigan and are described as: THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF CLINTON, COUNTY OF MACOMB, AND STATE OF MICHIGAN TO WIT: LOT 51, GREEN VALLEY SUBDIVISION NUMBER 1, AS RECORDED IN LIBER 67, PAGES 32 AND 33 OF PLATS, MACOMB COUNTY RECORDS. SUBJECT TO BUILDING AND USE RESTRICTIONS OF RECORD. THIS BEING THE SAME PROPERTY CONVEYED TO SHANNON LAROCCO A SINGLE WOMAN, BY DEED FROM CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., DATED 12/02/2008 AND RECORDED ON 01/13/2009 IN BOOK 19617, PAGE 820, IN THE MACOMB COUNTY RECORDERS OFFICE. PARCEL NO. 16-11-07-180-018 Address: 42335 EHRKE, CLINTON TOWNSHIP, MI Said property is commonly known as 42335 Ehrke Drive, Clinton Township, MI 48038. 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. If the property is sold at foreclosure sale, 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 damage to the property during the redemption period. 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. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply: 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 COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY. Dated: May 7, 2025 Attorney for the party foreclosing the Mortgage: Thomas E. McDonald (P39312) Brock & Scott, PLLC 5431 Oleander Drive Wilmington, NC 28403 PHONE: (844) 856-6646 File No. 24-28900 (5-9)(5-30)

Tarvino D. Browner (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Decora Park North Association. The lien was executed on March 5, 2025 and recorded on March 10, 2025, as Liber 29993, Page 321, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Two Thousand Six Hundred and Ninety Six Dollars and Seventy-Five Cents (\$2,696.75). 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 North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 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 Tarvino D. Browner, and is situated in the Village of New Haven, County of Macomb, State of Michigan, and is legally described as follows: Unit 17, of Decora Park North, a Condominium according to the Master Deed recorded in Liber 17561, Page 121 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 971. Sidwell No. 06-34-199-017 Commonly known as: 58203 Salt River Circle, New Haven, Michigan 48048 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: May 7, 2025 Decora Park North Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Evan M. Alexander 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

Geraldine Miles-Wardlow (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Schultz Estates II Association. The lien was executed on December 6, 2024 and recorded on December 12, 2024, as Liber 29890, Page 44,

Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand and Sixty Dollars and Twenty-Five Cents (\$5,060.25). 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 North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 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 Geraldine Miles-Wardlow and Diamond Wardlow, and is situated in the Township of Clinton, County of Macomb, State of Michigan, and is legally described as follows: Unit 113, Building 21, of Schultz Estates II, a Condominium according to the Consolidating Master Deed recorded in Liber 5156, Page 434 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 115. Sidwell No. 11-08-152-113 Commonly known as: 42755 Sheldon Pl., Apt. 113, Clinton Township, Michigan 48038 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: May 7, 2025 Schultz Estates II Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Amy M. Smith 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

Randy Kado *(Mortgage Foreclosure)*

05/09/2025 at Macomb County Legal News in Macomb

NOTICE OF MORTGAGE FORECLOSURE SALE 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 Macomb County, starting promptly at 10:00AM on Friday June 13, 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 –Randy Kado, original mortgagor, granted a Mortgage to Coastal Community Bank c/o Aven Financial, Inc., dated February 22, 2024, and recorded March 4, 2024 as Liber 29493, Page 151 in official records of Macomb County Register of Deeds, Michigan, which mortgage there is claimed to be due at the date hereof the sum of \$72,368.75. The following described premises situated in the Township of Clinton, County of Macomb, State of Michigan, to-wit: Unit 149, Steeplechase Condominiums, according to the Consolidating Master Deed recorded in Li-ber 6832, pages 459 through 500, both inclusive Macomb County Records, and designated as Ma-comb County Condominium Subdivision Pan No. 336, together with rights in the general common elements and limited common elements, as set forth in the above Master Deed, as amended and as described in Act 229 of the Public Acts of 1963 and Act 59 of the Public Acts of 1978, as amended. Commonly known as: 15614 Sunday Silence Court, Unit 149, Clinton Township, MI 48035 Property ID# 16-11-30-177-149 The redemption period shall be 6 months from the date of

such sale, unless determined abandoned in accordance with MCLA 600.3241, in which case the redemption period shall be 1 month, or under MCL 600.3241a 30 days from the date of such sale, or 15 days from the MCL 600.3241a (b) notice, whichever is later, or extinguished pursuant to MCL 600.3238. 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 ATTENTION 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. This notice is from a debt collector. Dated: May 2, 2025 For more information, please call: (513) 852-6066 Daniel A. Cox Wood + Lamping, LLP Attorneys for Servicer 600 Vine Street, Suite 2500, Cincinnati, OH 45202 File 25-02067 (5-9)(5-30)

Judith L. Krenzer (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Lakepointe Fairways Condominium Association. The lien was executed on January 21, 2025 and recorded on January 27, 2025, as Liber 29941, Page 274, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Five Hundred and Ninety Dollars (\$5,590.00). 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 North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 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 Judith L. Krenzer and Suzanne Butler, and is situated in the City of St. Clair Shores, County of Macomb, State of Michigan, and is legally described as follows: Unit 27, of Lakepointe Fairways Condominium, a Condominium according to the Master Deed recorded in Liber 4038, Page 536 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 228. Sidwell No. 09-14-03-202-027 Commonly known as: 1028 Country Club Drive, Saint Claire Shores, Michigan 48082 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: May 5, 2025 Lakepointe Fairways Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Amy M. Smith 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

Michael Moritz (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM, on June 6, 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): Michael Harold Moritz, unmarried man aka Michael Moritz Original Mortgagee: Mortgage Center, LLC Foreclosing Assignee (if any): None Date of Mortgage: September 20, 2013 Date of Mortgage Recording: October 1, 2013 Amount claimed due on date of notice: \$7,940.57 Description of the mortgaged premises: Situated in City of Roseville, Macomb County, Michigan, and described as: Lot 27, "Assessor's Plat of Schollenberger, Sub" as recorded in Liber 20, Page 7 of Plats, Macomb County Records. Common street address (if any): 28120 Asmus St, Roseville, MI 48066-2633 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: May 9, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1560738 (05-09)(05-30)

Mark Smith (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM, on June 13, 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): Mark Smith Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Date of Mortgage: June 24, 2022 Date of Mortgage Recording: July 7, 2022 Amount claimed due on date of notice: \$157,583.07 Description of the mortgaged premises: Situated in City of Eastpointe, Macomb County, Michigan, and described as: Lot 7, Emmaneel Subdivision, as recorded in Liber 28, Page 10 of Plats, Macomb County Records. Common street address (if any): 21769 Schroeder Ave, Eastpointe, MI 48021-4038 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: May 9, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1561303 (05-09)(05-30)

Grant Livings (*Mortgage Foreclosure*)

05/09/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 AM, on June 6, 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): Grant Livings and Lesley Bielanski, as joint tenancy with right of survivorship Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Data Mortgage Inc. dba Essex Mortgage Date of Mortgage: November 3, 2023 Date of Mortgage Recording: November 6, 2023 Amount claimed due on date of notice: \$252,856.86 Description of the mortgaged premises: Situated in City of St Clair Shores, Macomb County, Michigan, and described as: Lot 77, Ford Manor Subdivision, according to the plat thereof as recorded in Liber 10, Page 43 of Plats, Macomb County Records. Common street address (if any): 23405 Allor St, Saint Clair Shores, MI 48082-1146 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: May 9, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1561254 (05-09)(05-30)