

Michael Steven Deacon (*Mortgage Foreclosure*)

05/02/2025 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 May 30, 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): Michael Steven Deacon, 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: October 23, 2017 Recorded on October 27, 2017, Liber 25025, on Page 793, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Amount claimed to be due at the date hereof: One Hundred Thirty-Four Thousand Eight Hundred Sixteen and 59/100 Dollars (\$134,816.59) Mortgaged premises: Situated in Macomb County, and described as: LOT 53, ARMANDA GARDENS SUBDIVISION, AS RECORDED IN LIBER 41, PAGES 23 AND 24 OF PLATS, MACOMB COUNTY RECORDS. Commonly known as 35431 Silvano St, Clinton Township, MI 48035 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-2)(5-23)

David N. Izaguirre (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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 MAY 30, 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 David N. Izaguirre, as sole owner, to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, LLC, Mortgagee, dated February 23, 2023 and recorded March 3, 2023 in Liber 29027, Page 692 Macomb County Records, Michigan. Said mortgage is now held by U.S. Bank Trust National Association, not

in its individual capacity, but solely as trustee for Determination Mortgage Trust, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Twenty-Three Thousand Four Hundred Twenty-Four and 98/100 Dollars (\$123,424.98). 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 MAY 30, 2025. Said premises are located in the City of St. Clair Shores, Macomb County Michigan, and are described as: Lot 49, NEAR-LAKE SUBDIVISION, according to the Plat thereof as recorded in Liber 5 of Plats, Page(s) 28, Macomb County Records. 22901 Hoffman St, Saint Clair Shores, Michigan 48082 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 2, 2025 File No. 25-002301 Firm Name: Orleans Law Group PLLC Firm Address: 1650 West Big Beaver Road, Troy MI 48084 Firm Phone Number: (248) 502.1400 (05-02)(05-23)

Alec Larowe (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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 May 30, 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): Alec R. Larowe, single man Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Freedom Mortgage Corporation Date of Mortgage: July 22, 2022 Date of Mortgage Recording: August 4, 2022 Amount claimed due on date of notice: \$167,404.77 Description of the mortgaged premises: Situated in Charter Township of Harrison, Macomb County, Michigan, and described as: Lot(s) 1070 of Ingleside Farms Subdivision No. 8, according to the plat thereof recorded in Liber 26 of Plats, Page 8 of Macomb County. Common street address (if any): 37176 Garvin St, Clinton Township, MI 48036-2537 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 2, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1560112 (05-02)(05-23)

Bruce Campbell (*Mortgage Foreclosure*)

05/02/2025 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 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. MORTGAGE: Mortgagor(s): Bruce Campbell, unmarried man Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: September 11, 2019 Recorded on September 18, 2019, Liber 26204, on Page 104, and re-recorded via Loan Modification recorded on October 05, 2022 in Liber 28844, on Page 746 Foreclosing Assignee (if any): Towne Mortgage Company Amount claimed to be due at the date hereof: Two Hundred Three Thousand One Hundred Sixty-Four and 07/100 Dollars (\$203,164.07) Mortgaged premises: Situated in Macomb County, and described as: Lot(s) 83 of Moulin Rouge East Sub. No. 1 according to the plat thereof recorded in Liber 44 of Plats, Page 25 of Macomb County Records. Commonly known as 16959 Grettel Ct, Fraser, MI 48026 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. Towne Mortgage Company Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-2)(5-23)

William P. Smith Jr. (Mortgage Foreclosure)

05/02/2025 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 May 30, 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): William P. Smith Jr., a married man, as sole owner Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: October 7, 2022 Recorded on October 9, 2022, Liber 28863, on Page 94, Foreclosing Assignee (if any): United Wholesale Mortgage, LLC Amount claimed to be due at the date hereof: Two Hundred Twenty-One Thousand Six Hundred Thirty-Four and 35/100 Dollars (\$221,634.35) Mortgaged premises: Situated in Macomb County, and described as: Unit 103, Utica Center Townhomes, a Condominium, according to the Master Deed recorded in Liber 15253, Pages 492 through 567 Inclusive, Macomb County Records, and designated as Macomb County Condominium Subdivision Plan No. 857, together with rights in general common elements and limited common elements as set forth in the above described Master Deed and Amendments thereto and as disclosed by Act 59 of the Public Acts of 1978 as amended. Commonly known as 45625 Altz St, Unit 103, Utica, MI 48315 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. United Wholesale Mortgage, LLC Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-2)(5-23)

Jeffrey M. Kelof (*Mortgage Foreclosure*)

05/02/2025 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 Friday May 30, 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): Jeffrey M. Kelof Original Mortgagee: JRH Trust Date of Mortgage: July 27, 2022 Date of Mortgage Recording: July 28, 2022 Amount claimed due on date of notice: \$44,682.16 Description of the mortgaged premises: Real property situated in the Township of Chesterfield, County of Macomb and State of Michigan described as follows: Unit No. 39 Building 20 Bayview Meadows Condominium, according to the Master Deed recorded in Liber 2504, Page 59, as amended, and designated as Macomb County Condominium subdivision Plan No. 86, together with the rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Tax Parcel ID No.: 15-09-29-252-053 Commonly known as: 47421 Brent Court, New Baltimore, MI 48047 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. Date of notice: April 29, 2025 Shea Law, PLLC 26100 American Drive, 2nd Floor Southfield, MI 48034 (248) 354-0224 (5-2)(5-23)

Joseph M. Szeliga (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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 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 Joseph M. Szeliga and Kathy M. Szeliga, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Comerica Bank, A Michigan State Chartered Bank, Mortgagee, dated November 20, 2001 and recorded January 22, 2002 in Liber 11227, Page 699 Macomb County Records, Michigan. Said mortgage is now held by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Twenty-One Thousand One Hundred Sixty-Nine and 21/100 Dollars (\$121,169.21). 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 20, 2025. Said premises are located in the Township of WASHINGTON, Macomb County Michigan, and are described as: Lot 137 Supervisors Plat of A.W. Jones Woodside Subdivision No. 4 as recorded in Liber 47, Page 24 of Plats, Macomb County Records. 58010 Kimber, Washington Township, Michigan 48094 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 2, 2025 File No. 24-009696 Firm Name: Orlans Law Group PLLC Firm Address: 1650 West Big Beaver Road, Troy MI 48084 Firm Phone Number: (248) 502.1400 (05-02)(05-23)

Johanna M. Bringard (*Mortgage Foreclosure*)

05/02/2025 at Macomb County Legal News in Macomb

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 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): Johanna M. Bringard, a single woman Original Mortgagee: GTL Investments, Inc. Date of mortgage: December 23, 2016 Recorded on January 9, 2017, Liber 24490, on Page 256, Foreclosing Assignee (if any): Michigan State Housing Development Authority Amount claimed to be due at the date hereof: Fifty-One Thousand Seven Hundred Twenty-Four and 27/100 Dollars (\$51,724.27) Mortgaged premises: Situated in Macomb County, and described as: Lot 423, Piper's Van Dyke Subdivision No. 2, as recorded in Liber 4 of Plats, Page 51, Macomb County Records. Commonly known as 7567 Paige Ave, Warren, MI 48091 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 (5-2)(5-23)

Samantha Ann Jackson (*Mortgage Foreclosure*)

05/02/2025 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 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): Samantha Ann Jackson, an unmarried woman and Valentina Sykes, 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: October 25, 2021 Recorded on November 3, 2021, Liber 28170, on Page 677, Foreclosing Assignee (if any): The Huntington National Bank Amount claimed to be due at the date hereof: Ninety Thousand Six Hundred Ninety-Six and 04/100 Dollars (\$90,696.04) Mortgaged premises: Situated in Macomb County, and described as: Lot 192, Warren Park Subdivision, as recorded in Liber 3, page 85 of Plats, Macomb County Records. Commonly known as 2128 Otis Ave, Warren, MI 48091 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. The Huntington National Bank Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-2)(5-23)

Deana Wiegand (*Mortgage Foreclosure*)

05/02/2025 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 May 30, 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): Deana Wiegand, a single woman, as her sole and separate property Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: June 1, 2021 Recorded on June 14, 2021, Liber 27798, on Page 547, Foreclosing Assignee (if any): United Wholesale Mortgage, LLC Amount claimed to be due at the date hereof: One Hundred Ninety-Nine Thousand Two Hundred Twenty-Five and 44/100 Dollars (\$199,225.44) Mortgaged premises: Situated in Macomb County, and described as: Unit 82, Providence Park Condominium, according to the Master Deed recorded in Liber 16428, Pages 317 through 396, both inclusive, First Amendment to the Master Deed recorded in Liber 17310, Pages 821 through 848, both inclusive, Second Amendment to the Master Deed recorded in Liber 18889, Pages 501 through 540, both inclusive, Third Amendment to the Master Deed recorded in Liber 19357, Pages 515 through 551, both inclusive, Fourth Amendment to the Master Deed recorded in Liber 20915, Pages 450 through 470, both inclusive, Consolidating Master Deed recorded in Liber 20915, Pages 387 through 449, both inclusive, First Amendment to the Consolidating Master Deed recorded in Liber 21146, Pages 907 through 910, both inclusive, Second Amendment to the Consolidating Master Deed recorded in Liber 21527, Pages 206 through 218, both inclusive, Macomb County Records, as amended, and designated as Macomb

County Condominium Subdivision Plan No. 912, 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 53233 Providence E, #82, Shelby Township, MI 48316 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. United Wholesale Mortgage, LLC Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-2)(5-23)

Joseph Manderachia (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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): Joseph Manderachia, a unmarried man Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): PennyMac Loan Services, LLC Date of Mortgage: December 6, 2021 Date of Mortgage Recording: December 14, 2021 Amount claimed due on date of notice: \$293,619.10 Description of the mortgaged premises: Situated in City of Sterling Heights, Macomb County, Michigan, and described as: Lot(s) 248, RIDGECROFT NORTH SUBDIVISION, according to the recorded plat thereof, as recorded in Liber 62 of Plats, Pages 32 through 35, Macomb County Records. Common street address (if any): 43120 Chaucer Dr, Sterling Heights, MI 48313-1914 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 2, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1560690 (05-02)(05-23)

Steven Young (*Mortgage Foreclosure*)

05/02/2025 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 6/20/2025. 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. Names of Mortgagor(s): Steven Young and Wendy Young. Original mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Broker Solutions, Inc dba New American Funding. Date of mortgage: 3/29/2022. Mortgage recorded on 4/4/2022 as Document No. 202200047715, in Liber 28533, Page 509. Foreclosing Assignee (if any): New American Funding, LLC. Amount claimed to be due at the date hereof: \$182,473.15 Mortgaged premises: Situated in Macomb County, and described as: SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF MACOMB, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS: ALL OF LOT 391, STIEBER'S RENAUD HILL SUBDIVISION NO. 4, PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 1 NORTH, RANGE 13 EAST, VILLAGE OF ROSEVILLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 28 OF PLATS, PAGE 7, MACOMB COUNTY RECORDS. Commonly known as 28824 Floral Street, Roseville, MI 48066. 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: 05/02/2025. 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 23-25-00141 (5-2)(5-23)

Christopher Habbo (*Mortgage Foreclosure*)

05/02/2025 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): Christopher Anthony-Rommel Habbo, 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: October 4, 2018 Recorded on October 9, 2018, Liber 25619, on Page 415, and re-recorded via Loan Modification recorded on February 07, 2022 in Liber 28411, on Page 615 Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans, Inc Amount claimed to be due at the date hereof: One Hundred Thirty-Nine Thousand Nine Hundred Eighty-One and 51/100 Dollars (\$139,981.51) Mortgaged premises: Situated in Macomb County, and described as: LOTS 237 AND 238, LAKEVIEW GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4, PAGE 88 OF PLAT, MACOMB COUNTY RECORDS. Commonly known as 21909 Lakeview St, Saint Clair Shores, MI 48080 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. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-2)(5-23)

Eva Storm (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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): Eva M. Storm, a single person Original Mortgagee: Charter One Bank, N.A. Foreclosing Assignee (if any): Citizens Bank, N.A. f/k/a RBS Citizens, N.A. successor by merger to Charter One Bank, N.A. Date of Mortgage: March 14, 2003 Date of Mortgage Recording: April 25, 2003 Amount claimed due on date of notice: \$34,149.59 Description of the mortgaged premises: Situated in City of Warren, Macomb County, Michigan, and described as: Lot 277 and the East 1/2 of Lot 278, Piper's Second Van Dyke Farms Subdivision, as recorded in Liber 3 Page 115, of Plats, Macomb County Records. Common street address (if any): 8316 Hudson Ave, Warren, MI 48089-2384 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 2, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1560602 (05-02)(05-23)

Bobbie J Allen (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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 May 30, 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): Bobbie J Allen, an unmarried woman Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns

Foreclosing Assignee (if any): Lake Michigan Credit Union Date of Mortgage: October 7, 2020 Date of Mortgage Recording: November 9, 2020 Amount claimed due on date of notice: \$116,482.58 Description of the mortgaged premises: Situated in City of Warren, Macomb County, Michigan, and described as: Unit 78, Roman Terrace, a Condominium, according to the Master Deed recorded in Liber 4000, Pages 931 through 974, both inclusive, Macomb County Records, as amended and designated as Macomb County Condominium Subdivision Plan No. 225, together with rights in general common elements and limited common elements, as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Common street address (if any): 26026 Fara Ct, Warren, MI 48091-1200 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 2, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1560555 (05-02)(05-23)

Robert N Carter (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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 May 30, 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): Robert N. Carter and Virginia A. Carter, husband and wife Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): NewRez LLC d/b/a Shellpoint Mortgage Servicing Date of Mortgage: October 26, 2002 Date of Mortgage Recording: January 14, 2003 Amount claimed due on date of notice: \$33,909.72 Description of the mortgaged premises: Situated in City of Warren, Macomb County, Michigan, and described as: Lot 424 and the east 20 feet of Lot 425, Dalby and Campbell Van Dyke Subdivision, as recorded in Liber 7, Page 24 of Plats. Common street address (if any): 11268 Paige Ave, Warren, MI 48089-1949 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 2, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1560670 (05-02)(05-23)

Thomas L. Drozdowski (*Mortgage Foreclosure*)

05/02/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Aberdeen Gardens Condominiums Association. The lien was executed on December 30, 2024 and recorded on January 3, 2025, as Liber 29916, Page 677, as amended April 21, 2025, Liber 30058, Page 568, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Eight Hundred and Forty Dollars and Seventy-Five Cents (\$3,840.75). 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 13, 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 Thomas L. Drozdowski, and is situated in the City of Sterling Heights, County of Macomb, State of Michigan, and is legally described as follows: Unit 189, of Aberdeen Gardens Condominiums, a Condominium according to the Consolidating Master Deed recorded in Liber 10390, Page 152 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 600. Sidwell No. 10-10-05-101-189 Commonly known as: 44683 Marigold Drive, Sterling Heights, Michigan 48314 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: April 29, 2025 Aberdeen Gardens Condominiums Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Sarah R. Karl 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-2)(5-30)

Charles L. Basch (*Mortgage Foreclosure*)

05/02/2025 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. Charles L. Basch II, a single man, ("Mortgagor"), gave a mortgage to Credit Union One C/O Member First Mortgage, LLC, ("Mortgagee"), dated April 7, 2023, and recorded on April 12, 2023, in Liber 29083, on Page 379, Macomb County Records, Michigan. On the date of this notice, there is claimed to be due the principal of Sixty Thousand Nine Hundred Thirty-Six Dollars and 87/100 Dollars (\$60,936.87) plus accrued interest at 6.875% 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 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 City of Saint Clair Shores, County of Macomb, State of Michigan, and are described as: Lot 143, "GILMORE & CHAVENELLE'S JEFFERSON AVE, SUBN, as recorded In Liber 3, Page 43, of Plats, Macomb County Records. Commonly: 22426 Lange St. Clair Shores, MI 48080—Tax Id#14-27-277-009 The redemption period shall be six 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 2, 2025 Member First Mortgage LLC, Mortgagee Holzman Law, PLLC By: Charles J. Holzman Attorney for Mortgagee 28366 Franklin Road Southfield, Michigan 48034 (248)352-4340 (5-2)(5-30)

Lana Todd (*Mortgage Foreclosure*)

05/02/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 a.m., 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. MORTGAGE SALE Default has been made in the conditions of a mortgage made by Lana Todd, the Mortgagor(s), to Mortgage Electronic Registration Systems, Inc., as nominee for Right Mortgage LLC, the original Mortgagee, dated October 6, 2023, and recorded on October 11, 2023, in Liber 29331, on Page 901, in Macomb County Records, Michigan and last assigned to Lakeview Loan Servicing, LLC, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated April 11, 2025, and recorded on April 18, 2025, in Liber 30056, on Page 780, in Macomb 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 Forty-Four Thousand Nine Hundred Two and 53/100 U.S. Dollars (\$144,902.53). Said mortgaged premises is situated at 24836 Hayes Ave., Eastpointe, MI 48021, in the City of Eastpointe, Macomb County, Michigan, and is described as: LOT 98, PARADISE GARDENS SUBDIVISION, AS RECORDED IN LIBER 3, PAGE 28, MACOMB 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: 04/23/2025 For More Information, please call: Matthew R. Reinhardt, Esq. Quintairos, Prieto, Wood & Boyer, P.A. Attorneys for Servicer 255 South Orange Avenue, Suite 900 Orlando, Florida 32801 (855) 287-0240 Matter No. MI-008883-25 (5-2)(5-23)

Josue Lathen Mallow (*Mortgage Foreclosure*)

05/02/2025 at Macomb County Legal News in Macomb

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Shores Manor Condominium Association. The lien was executed on January 28, 2025 and recorded on February 3, 2025, as Liber 29949, Page 844, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Eight Hundred and Ninety Four Dollars and Seventy-Five Cents (\$3,894.75). 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 13, 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 Josue Lathen Mallow, and is situated in the City of St. Clair Shores, County of Macomb, State of Michigan, and is legally described as follows: Unit 9, of Shores Manor Condominium, a Condominium according to the Master Deed recorded in Liber 4372, Page 174 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 270. Sidwell No. 14-33-361-009 Commonly known as: 19617 Ridgemont, St. Clair Shores, Michigan 48080 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: April 29, 2025 Shores Manor Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Amy M. Smith 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-2) (5-30)

Keith Allen (*Mortgage Foreclosure*)

05/02/2025, 05/02/2025 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 May 30, 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): Keith Andrew Allen Original Mortgagee: JPMorgan Chase Bank, N.A. Foreclosing Assignee (if any): Selene Finance LP Date of Mortgage: December 31, 2020 Date of Mortgage Recording: January 22, 2021 Amount claimed due on date of notice: \$130,213.61 Description of the mortgaged premises: Situated in City of Roseville, Macomb County, Michigan, and described as: The North 20 feet of Lot 47 and the South 35 feet of

Lot 46, except that part conveyed to the State Highway Commissioner, Assessor's Plat No. 1, as recorded in Liber 17, Page 13 of Plats, Macomb County Records. Common street address (if any): 29750 Mitchell Dr, Roseville, MI 48066-2224 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 2, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1560326 (05-02)(05-23)

Brendan Ciaramitaro (*Mortgage Foreclosure*)

05/02/2025 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 May 30, 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 INFORMATION: Default has been made in the conditions of a certain mortgage made by Brendan Ciaramitaro, married man, whose address is 52372 D W. Seaton Drive, Chesterfield, Michigan 48047, as original Mortgagors, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as mortgagee, AS NOMINEE FOR UNION HOME MORTGAGE CORP., being a mortgage dated October 8, 2021, and recorded on November 1, 2021 in Liber 28159 Page 152, Macomb County Records, State of Michigan and then assigned to Carrington Mortgage Services, LLC, as assignee as documented by an assignment dated April 28, 2025 and recorded in Macomb County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of TWO HUNDRED FORTY-FIVE THOUSAND NINE HUNDRED THIRTY-TWO AND 52/100 DOLLARS (\$245,932.52). Said premises are situated in the Township of Chesterfield, County of Macomb, State of Michigan, and are described as: LOT 156, OF "BIRCHGROVE SUBDIVISION", ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 67, PAGE(S) 7 OF PLATS, MACOMB COUNTY RECORDS. Street Address: 52372 D W. Seaton Drive, Chesterfield, Michigan 48047 The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCLA § 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. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. 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: May 2, 2025 For more information, please contact the attorney for the party foreclosing: Robert A. Blumberg (P87490), Johnson, Blumberg, & Associates, LLC, 5955 West Main Street, Suite 509, Kalamazoo, MI 49009. Telephone: (312) 541-9710. File No.: MI 25 6456 (5-2)(5-23)

Magdalena Jackow (*Mortgage Foreclosure*)

05/02/2025 at Macomb County Legal News in Macomb

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 Macomb County, starting promptly at 10:00 A.M., 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. MORTGAGE SALE: Default has been made in the conditions of a mortgage made by Magdalena Anna Jackow and Kaz J. Jackow, the original Mortgagors; and Mortgage Electronic Registration Systems Inc., as nominee for Nations Lending Corporation, the original Mortgagee; dated October 21, 2022, and recorded on October 24, 2022, in Liber 28872, on Page 294, in Macomb County Records, Michigan; and last assigned to Nations Lending Corporation, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated April 18, 2025, and recorded on April 23, 2025, in Liber 30062, on Page 784, in Macomb 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 Ninety Thousand Two Hundred Forty-Five and 33/100 U.S. Dollars (\$190,245.33). Said premise is situated at 5555 Acorn Lane, Stearling Heights, MI 48314, in the City of Stearling Heights, Macomb County, Michigan, and is described as: UNIT NO. 98, GATEWAY OAKS CONDOMINIUM CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 12253, PAGE 106, AS AMENDED IN LIBER 19058, PAGE 363, AND DESIGNATED AS MACOMB COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 760, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED 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: 04/28/2025 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-008775-25 (5-2)(4-23)