

David Killinger (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

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 Oakland County, starting promptly at 10:00 AM, on June 17, 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): David Charles Killinger, a 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: September 16, 2021 Date of Mortgage Recording: September 22, 2021 Amount claimed due on date of notice: \$203,637.81 Description of the mortgaged premises: Situated in Charter Township of Waterford, Oakland County, Michigan, and described as: Lot 87, Coleman-Friedman Subdivision No. 2, as recorded in Liber 81, Page 22 of Plats, Oakland County Records. Common street address (if any): 722 Sheryl Dr, Waterford, MI 48328-2366 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 6, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 (05-06)(05-27)

Pilar L. Reed (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

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 Oakland County, starting promptly at 10:00 AM, on June 10, 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): Pilar L. Reed a single woman Original Mortgagee: Genisys Credit Union Foreclosing Assignee (if any): None Date of Mortgage: March 2, 2020 Date of Mortgage Recording: March 16, 2020 Amount claimed due on date of notice: \$152,762.63 Description of the mortgaged premises: Situated in City of Pontiac, Oakland County, Michigan, and described as: Lot 407, Marimont Subdivision, as recorded in Liber 44, Page 24, Oakland County Records. Common street address (if any): 256 W Chicago Ave, Pontiac, MI 48340-1137 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 6, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 (05-06)(05-27)

Terri Wilson (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

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 Oakland County, starting promptly at 10:00 AM, on June 3, 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. Name(s) of the mortgagor(s): Terri Wilson, a Single Woman Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Wholesale Mortgage, a Division of United Shore Financial Services, LLC, its successors and assigns Foreclosing Assignee: Lakeview Loan Servicing, LLC Date of Mortgage: October 11, 2018 Date of Mortgage Recording: October 22, 2018 Amount claimed due on mortgage on the date of notice: \$119,630.01 Description of the mortgaged premises: Situated in the Township of West Bloomfield, Oakland County, Michigan, and are described as: Lot 6 and the North 33 feet of Lot 7, Block 20, Riding Club Addition to Twin Beach Country Club, according to the plat thereof as recorded in Liber 43 of Plats, Page 19, Oakland County Records. Commonly Known as: 3418 Fieldview Ave., West Bloomfield, MI 48324 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale, or upon the expiration of the notice required by MCL 600.3241a(c), whichever is later; or unless MCL 600.3240(16) applies. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act 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 Purchaser: This sale may be rescinded by the foreclosing mortgagee for any reason. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest, and 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 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: 05/06/2025 Potestivo & Associates, P.C. 251 Diversion Street, Rochester, MI 48307 248-853-4400 319599 (5-6)(5-27)

Ciara Ferguson (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Autumn Ridge of Southfield Condominium Association. The lien was executed on December 5, 2024 and recorded on December 10, 2024, as Liber 59862, Page 217, Oakland County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Six Thousand Two Hundred and Nineteen Dollars and Sixty-Seven Cents (\$6,219.67). 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 Oakland Circuit Court, 14 East, West Entrance, 1st Floor, 1200 N. Telegraph Road, Pontiac, MI 48341 (that being the place of holding the Circuit Court for said County), on Tuesday, June 10, 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 Ciara Ferguson, and is situated in the City of Southfield, County of Oakland, State of Michigan, and is legally described as follows: Unit 18, Building 3, of Autumn Ridge Condominium, a Condominium according to the Amended and Restated Master Deed recorded in Liber 47544, Page 585 et seq., Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 1537. Sidwell No. 24-29-202-018 Commonly known as: 24945 Auburn Lane, Southfield, Michigan 48033 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 30, 2025 Autumn Ridge of Southfield Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Sarah R. Karl 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-6)(6-3)

Ozell Edwards (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

FORECLOSURE NOTICE Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Oakland County, starting promptly at 10:00 AM, June 3, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a certain mortgage made by Ozell Edwards, Unmarried Man to Fifth Third Bank, National Association, Mortgagee, dated July 25, 2023, and recorded on August 4, 2023, in Liber 58785, Page 239, Oakland County Records, , on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Thirty-Eight Thousand Five Hundred Thirty-Five and 12/100 (\$138,535.12) including interest at the rate of 6.75000% per annum. Said premises are situated in the City of Southfield, Oakland County, Michigan, and are described as: Lot 57, Evergreen Trail Subdivision, as recorded in Liber 104, Pages 1, 2 and 3 of Plats, Oakland County Records. Commonly known as: 20195 LEDGESTONE ST, SOUTHFIELD, MI 48076 If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL

600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest. Dated: May 6, 2025 Randall S. Miller & Associates, P.C. Attorneys for Fifth Third Bank, National Association 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 25MI00347-1 (5-6)(5-27)

Beni Tataj *(Mortgage Foreclosure)*

05/06/2025 at Oakland County Legal News in Oakland

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Farmington Square Condominium Association. The lien was executed on January 6, 2025 and recorded on January 17, 2025, as Liber 59939, Page 748, Oakland County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Seven Thousand Two Hundred and Fourteen Dollars and Fifty-Five Cents (\$7,214.55). 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 Oakland Circuit Court, 14 East, West Entrance, 1st Floor, 1200 N. Telegraph Road, Pontiac, MI 48341 (that being the place of holding the Circuit Court for said County), on Tuesday, June 10, 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 Beni Tataj a/k/a Beni Tetaj, and is situated in the City of Farmington Hills, County of Oakland, State of Michigan, and is legally described as follows: Unit 87, Building 3, of Farmington Square Condominium, a Condominium according to the Restated Master Deed recorded in Liber 34763, Page 577 et seq., Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 261. Sidwell No. 23-15-201-237 Commonly known as: 32013 W. Twelve Mile Rd., #109, Farmington Hills, Michigan 48334 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 2, 2025 Farmington Square Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC John L. Finkelmann 23201 Jefferson Avenue St. Clair Shores, MI 48080 586 218 6805 (5-6)(6-3)

Forestine McCuien *(Mortgage Foreclosure)*

05/06/2025 at Oakland County Legal News in Oakland

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 Oakland County, starting promptly at 10:00 AM, on June 03, 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): Forestine McCuien and Charlie McCuien, married to each other Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: September 23, 2022 Recorded on September 27, 2022, Liber 58147, on Page 300, Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC Amount claimed to be due at the date hereof: One Hundred Seventy-Four Thousand One Hundred Ninety-Five and 60/100 Dollars (\$174,195.60) Mortgaged premises: Situated in Oakland County, and described as: Lot 44 of LAKE ANGELUS GOLFVIEW ESTATES according to the plat thereof recorded in Liber 85 of Plats, Pages 33 through 35 of Oakland County Records. Commonly known as 3411 Wormer Dr, Waterford, MI 48329 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. Lakeview Loan Servicing, LLC Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-6)(5-27)

Edward Shehab (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

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 Oakland County, starting promptly at 10:00AM on Tuesday June 10, 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 –Edward Shehab and Amy Shehab, original mortgagors, granted a Mortgage to Coastal Community Bank, dated March 12, 2024 and recorded March 21, 2024 as Liber 59236, Page 686- 703 in official records of Oakland County Register of Deeds, Michigan, which mortgage there is claimed to be due at the date hereof the sum of \$21,394.53. The following described premises to-wit: Land in the Township of Bloomfield, County of Oakland, State of Michigan, described as: Part of the Northeast 1/4 of Section 27, Town 2 North, Range 10 East, Bloomfield Township, Oakland County, Michigan, described as beginning at the Southeast corner of Lot 1376 of Judson Bradway's Bloomfield Village No. 10, as recorded in Liber 106, Page 16 of Plats, Oakland County Records, said point distant South 1 degree 24 minutes East, 1741.03 feet and North 87 degrees 12 minutes 30 seconds West, 33.09 feet from the Northeast corner of said Section 27; thence North 87 degrees 12 minutes 30 seconds West, 155.40 feet along the South line of said lot; thence South 9 degrees 38 minutes West, 120.70 feet; thence South 87 degrees 15 minutes 45 seconds East, 178.55 feet to the West line of Covington Road, 66 feet wide; thence North 1 degree 24 minutes West, 120.00 feet along said West line to the point of beginning. Property Address: 1155 Covington Road, Bloomfield Hills, MI 48301 Assessor' Parcel: 19-27-276-042 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 25-03045 (5-6)(5-27)

Julia Harris (*Mortgage Foreclosure*)

05/06/2025, 05/06/2025 at Oakland County Legal News in Oakland

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 Oakland County, starting promptly at 10:00 AM on JUNE 3, 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 Julia Harris, a married woman, to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., Mortgagee, dated August 1, 2007 and recorded August 10, 2007 in Liber 39457, Page 383 and Loan Modification Agreement recorded on September 23, 2013, in Liber 46352, Page 791, Oakland County Records, Michigan. Said mortgage is now held by The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2007-12, by assignment. There is claimed to be due at the date hereof the sum of Four Hundred Four Thousand Sixty-Two and 89/100 Dollars (\$404,062.89). 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 Oakland County, Michigan at 10:00 AM on JUNE 3, 2025. Said premises are located in the City of Southfield, Oakland County Michigan, and are described as: Unit(s) 18, Lochmoor Condominium, according to the Master Deed recorded in Liber 34702, Pages 553 through 621, inclusive, Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 1701, together with rights in common elements and limited common elements, as set forth in the above Master Deed (and amendments thereto) and as described in Act 59 of the Public Acts of 1978, as amended 24658 Pembroke Drive, Southfield, Michigan 48033 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 6, 2025 File No. 25-005913 Firm Name: Orlans Law Group PLLC Firm Address: 1650 West Big Beaver Road, Troy MI 48084 Firm Phone Number: (248) 502.1400 (05-06)(05-27)

Jeffrey Gearhart (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

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 Oakland County, starting promptly at 10:00 AM on 6/10/2025. 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): Jeffrey Gearhart and Jacquelyn Marie Gearhart. Original mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Broker Solutions Inc dba New American Funding. Date of mortgage: 10/29/2019. Mortgage recorded on 11/12/2019 as Document No. 0188428, in Liber 53490, Page 26. Foreclosing Assignee (if any): New American Funding, LLC. Amount claimed to be due at the date hereof: \$138,937.26 Mortgaged premises: Situated in Oakland County, and described as: LAND SITUATED IN THE CITY OF FARMINGTON HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MI LOT 79, SUPERVISORS EIGHT MILE-GRAND RIVER ACRES PLAT NO. 1, AS RECORDED IN LIBER 56, PAGE 40 OF PLATS, OAKLAND COUNTY RECORDS. Commonly known as 21338 Orchard Lake Rd, Farmington Hills, MI 48336. 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: 05/06/2025. 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 23-25-00144 (5-6)(5-27)

ANGELO HENDERSON (*Mortgage Foreclosure*)

05/06/2025 at Oakland County Legal News in Oakland

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. 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. Default having occurred in the conditions of a certain Mortgage made by ANGELO E. HENDERSON and FELECIA HENDERSON, husband and wife, with an address of 1207 Oaklawn Drive, Pontiac, Michigan 48341 to KEYBANK, USA, a North Carolina corporation, Mortgage dated December 17, 2003 and recorded May 6, 2004 in Liber 32977 Page 37, Oakland County Records, State of Michigan, and assigned to AMOS Financial, LLC, an Illinois limited liability company, with an address of 3330 Skokie Valley Road, Suite 301, Highland Park, Illinois 60035 by way of an Assignment of Mortgage dated August 21, 2015 and recorded on August 24, 2015, in Liber 48531, Page 521, Oakland County Records, on which Mortgage there is claimed to be due at the date of this notice, for principal and interest, the sum of \$77,074.67 and attorneys fee and costs as provided for in said Mortgage, and no suit or proceedings at law or in equity have been instituted to recover the money as secured by said Mortgage, or any part thereof and the entire sum claimed due is, as of the date hereof, fully due and payable. This sum may be increased by costs, legal fees, and additional Protective Advances incurred by Mortgagee, including a Protective Advance

to pay any senior mortgage. NOTICE IS HEREBY GIVEN under Section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the forgoing Mortgage will be foreclosed by a sale on the mortgaged premise, or some part of them, as a public action sale to the highest bidder for cash or cashier's check at the place holding the circuit court in Oakland County, starting promptly at 10:00 a.m., on Tuesday, June 10, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. The undersigned will, immediately inside the ground floor lobby entrance of the Judicial Complex, City of Oakland, Michigan, sell at public auction, to the highest bidder, the premises described in said Mortgage for so much thereof which may be necessary to pay the amount due on said Mortgage, with interest at the rate of \$5.60 per day and all legal costs, charges, and expenses, together with said attorneys fee, and also any sum or sums which may be paid and are by Mortgagee necessary to protect its interest in the premises (including to satisfy the senior mortgage), which premises are located in the City of Pontiac, County of Oakland, State of Michigan and described as following, to-wit: All that Certain Parcel of Land Lying and Being Situated in the County of Oakland, State of MI, To-Wit: Unit 25, Crystal Lake Fairways, a condominium according to the Master Deed recorded in Liber 14701, Page 703, as amended by First Amendment to Master Deed recorded in Liber 20473, Page 354, in the Office of the Oakland County Register of Deeds, and designated as Oakland County Condominium Subdivision Plan No. 860, together with rights in general common elements and limited common elements as set forth in said Master Deed, and amendments thereto, and as described in Act 59 of the Public Acts of 19748 as amended. commonly known as: 1207 Oaklawn Drive, Pontiac, Michigan 48341, PP# 64-19-05-126-026 If the property described in this Notice is sold at the foreclosure sale referred to above, the Mortgagor/Borrower will be held responsible to the purchaser who buys the property at the mortgage foreclosure sale or the mortgage holder for damaging the property during the redemption period as provided by MCL §600.3278 or otherwise by law. Pursuant to MCL § 600.3240, et seq., the Redemption Period after sale of the property is six (6) months. The property may be redeemed during the six (6) month period following the foreclosure sale, except in the event the property is abandoned pursuant to MCLA §600.3241(a), or as may be provided for by law, in which case the redemption period will be thirty (30) days. AMOS FINANCIAL, LLC, MORTGAGEE BY: RHOADES MCKEE, P.C. May 6, 2025 Nikki Cushman (P86811) Date 55 Campau Ave NW, Suite 300 Grand Rapids, MI 49503 616-235-3500 (5-6)(5-27)

Adnan Matta (*Mortgage Foreclosure*)

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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 Oakland County, starting promptly at 10:00 AM, on June 10, 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): Adnan Matta, an unmarried person Original Mortgagee: Bank of America, N.A. Foreclosing Assignee (if any): None Date of Mortgage: December 9, 2022 Date of Mortgage Recording: January 4, 2023 Amount claimed due on date of notice: \$105,502.25 Description of the mortgaged premises: Situated in Township of Bloomfield, Oakland County, Michigan, and described as: Lot 219, Birmingham Farms Subdivision No. 2, according to the Plat thereof as recorded in Liber 98 of Plats, Pages 15, 16 and 17, Oakland County Records. Common street address (if any): 6572 Spruce Dr, Bloomfield, MI 48301-3052 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 6, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 (05-06)(05-27)