

Erik Kupsis (*Mortgage Foreclosure*)

03/27/2025 at Ingham County Legal News in Ingham

SHORT FORECLOSURE NOTICE - INGHAM COUNTY 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 Ingham County, starting promptly at 10:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgagor(s): Erik Kupsis, single man Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: July 2, 2020 Recorded on August 25, 2020, in Document No. 2020-027626, Foreclosing Assignee (if any): Union Home Mortgage Corp. Amount claimed to be due at the date hereof: Ninety-Two Thousand Eighty-Three and 31/100 Dollars (\$92,083.31) Mortgaged premises: Situated in Ingham County, and described as: LOT 28 OF CEDARWAY HOMESITES, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 13 OF PLATS, PAGE 24, INGHAM COUNTY RECORDS. Commonly known as 603 Armstrong Rd, Lansing, MI 48911 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. Union Home Mortgage Corp. Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 1557276 (03-27)(04-17)

Joseph Brogan (*Mortgage Foreclosure*)

03/27/2025 at Ingham County Legal News in Ingham

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 Ingham County, starting promptly at 10:00 AM, on April 24, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information: Name(s) of the mortgagor(s): Joseph Brogan, an married 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): Nationstar Mortgage LLC Date of Mortgage: January 13, 2022 Date of Mortgage Recording: February 18, 2022 Amount claimed due on date of notice: \$73,411.33 Description of the mortgaged premises: Situated in City of Lansing, Ingham County, Michigan, and described as: Unit 50, Fairfield Place, a Condominium according to the Master Deed recorded in Liber 2428, Page 462, as amended, in the Office of the Ingham County Register of Deeds, and designated as Ingham County Condominium Subdivision Plan No. 120, 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 1978, as amended. Common street address (if any): 6319 Beechfield Dr, Lansing, MI 48911-5736 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16). If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this

notice. This notice is from a debt collector. Date of notice: March 27, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1557003 (03-27)(04-17)

Notice of Foreclosure by Advertisement *(Mortgage Foreclosure)*

03/23/2025 at Fowlerville News & Views in Ingham, Livingston

NOTICE OF FORECLOSURE

BY ADVERTISEMENT

Notice is given under section 3212 of the revised judi

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cature 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 Living

-

ston County, starting promptly at 10:00 AM, on April 23,

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): Warren Niblock Jr and Kim-

berly M Niblock, Husband and Wife

Original Mortgagee: Mortgage Electronic Registration

Systems, Inc., as nominee for lender and lender's suc-

cessors and/or assigns

Foreclosing Assignee (if any): MCLP Asset Company,

Inc.

Date of Mortgage: November 26, 2007

Date of Mortgage Recording: December 3, 2007

Amount claimed due on date of notice: \$78,582.81

Description of the mortgaged premises: Situated in

Township of Oceola, Livingston County, Michigan, and

described as: All that part of Lot 20 of Howell Lake Man-

or, a part of the West part of the Southwest fractional 1/4

of Section 31, Town 3 North, Range 5 East, Michigan,

according to the plat thereof recorded in Liber 6 of Plats,

Page 33, Livingston County Records, more particularly

described as: Beginning at a point on North line of Lot

20, South 87 degrees 12 minutes East 160.0 feet from

the Northwest corner of said lot; running thence South 0 degrees 10 minutes West, 80.0 feet; thence South 75 degrees 43 minutes East 215.93 feet to the Easterly line of said Lot; thence North 21 degrees 14 minutes East, 20.5 feet to the Northeast corner of said Lot; thence North 51 degrees 5 minutes West 175.5 feet; thence North 87 degrees 12 minutes West 80.0 feet to the point of beginning.

Common street address (if any): 281 Harvard Dr, Howell, MI 48843-1739

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

This notice is from a debt collector.

Date of notice: March 23, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1556554

(03-23)(04-13)

(3-23, 3-30, 4-6 & 4-13-25 FNV)

Attention homeowner: *(Mortgage Foreclosure)*

03/23/2025 at Fowlerville News & Views in Ingham, Livingston

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 Livingston County, starting promptly at 10:00 AM on APRIL 23, 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 Sandra M. Maki, to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home loans, INC., Mortgagee, dated October 20, 2005 and recorded November 4, 2005 in Liber 4961, Page 930 Livingston County Records, Michigan. Said mortgage is now held by BP-JR 2 Loan Trust, by assignment. There is claimed to be due at the date hereof the sum of Twenty-One Thousand Sixteen and 42/100 Dollars (\$21,016.42).

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 vendue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on APRIL 23, 2025.

Said premises are located in the Township of Hamburg, Livingston County Michigan, and are described as: LOTS 38, 37, AND THE EAST 1/2 OF LOT 36 OF HURON COUNTRY CLUB SUBDIVISION, BEING PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 1 NORTH, RANGE 5 EAST, AS RECORDED IN LIBER 2 OF PLATS, PAGE 81 IN THE LIVINGSTON COUNTY RECORDS.

7501 Ore Lake Rd, Brighton, Michigan 48116

The redemption period shall be 12 months from the date of such sale, unless determined abandoned in ac-

cordance 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: March 23, 2025

File No. 25-001049

Firm Name: Orlans Law Group PLLC

Firm Address: 1650 West Big Beaver Road, Troy MI 48084

Firm Phone Number: (248) 502.1400

(03-23)(04-13)

(3-23, 3-30, 4-6 & 4-13-25 FNV)

Notice of Foreclosure by Advertisement *(Mortgage Foreclosure)*

03/23/2025 at Fowlerville News & Views in Ingham, Livingston

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ston County, starting promptly at 10:00 AM, on April 23, 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): Ryan Ries, a married man, as sole owner

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns

Foreclosing Assignee (if any): Onslow Bay Financial LLC

Date of Mortgage: June 28, 2024

Date of Mortgage Recording: July 2, 2024

Amount claimed due on date of notice: \$191,466.32

Description of the mortgaged premises: Situated in Township of Handy, Livingston County, Michigan, and described as: A part of the Northeast 1/4 of Section 11, Town 3 North, Range 3 East, Handy Township, Livingston County, Michigan, described as follows: Beginning at a point due South along the East line of said Section, said line also being the centerline of Cemetery Road, 948.62 feet from the Northeast corner of said Section; thence continuing due South, along said East line and said centerline, 140.00 feet; thence due West 233.00 feet; thence due North 140.00 feet; thence due East 233.00 feet to the point of beginning.

Common street address (if any): 4801 Cemetery Rd, Fowlerville, MI 48836-8747

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

This notice is from a debt collector.

Date of notice: March 23, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1555960

(03-23)(04-13)

(3-23, 3-30, 4-6 & 4-13-25 FNV)

