

Brenda Urick *(Mortgage Foreclosure)*

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

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Crosswinds Condominium Association. The lien was executed on October 28, 2024 and recorded on November 4, 2024, as Liber 29834, Page 604, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Three Hundred and Ninety Three Dollars and Fifty- Cents (\$5,393.50). Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 am, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. The name of the record property owner is Brenda Urick, and is situated in the Township of Clinton, County of Macomb, State of Michigan, and is legally described as follows: Unit 7, Building 5, of Crosswinds, a Condominium according to the Master Deed recorded in Liber 2380, Page 198 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 59. Sidwell No. 16-11-18-351-024 Commonly known as: 39411 Heatherheath Dr., Clinton Township, Michigan 48038 The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Dated: May 7, 2025 Crosswinds Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Evan M. Alexander 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

David Hill *(Mortgage Foreclosure)*

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

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

Maria Isif *(Mortgage Foreclosure)*

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

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

in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Macomb County, starting promptly at 10:00 AM on JUNE 6, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a mortgage made by Elaine Mekari, unmarried woman and Maria Isif, a married woman, to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, a Division of United Shore Financial Services, LLC, Mortgagee, dated December 1, 2020 and recorded December 3, 2020 in Liber 27212, Page 151 and Affidavit Affecting Realty recorded on March 25, 2025, in Liber 30015, Page 621, Macomb County Records, Michigan. Said mortgage is now held by United Wholesale Mortgage, by assignment. There is claimed to be due at the date hereof the sum of Three Hundred Twenty-Seven Thousand One Hundred Ninety-Five and 89/100 Dollars (\$327,195.89). Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Macomb County, Michigan at 10:00 AM on JUNE 6, 2025. Said premises are located in the Township of Bruce, Macomb County Michigan, and are described as: A parcel of land located in and being a part of the East 1/2 of the Northwest 1/4 of Fractional Section 1, Town 5 North, Range 12 East, Bruce Township, Macomb County, Michigan, being more particularly described as follows: Commencing at a point 312.22 feet South 01 degrees 33 minutes 50 seconds West of the North 1/4 corner of said Section 1; thence extending South 01 degrees 33 minutes 50 seconds West 312.22 feet; thence North 89 degrees, 02 minutes West 1318.70 feet (recorded) 1319.07 feet (measured); thence North 01 degrees 30 minutes East 312.22 feet; thence South 89 degrees 02 minutes East 1319.08 feet (recorded) 1319.42 feet (measured) to the point of beginning. ALSO KNOWN AS FOR TAX PURPOSES: B 5B1B L64 T5N R12E SEC 1 COMM AT N 1/4 POST SEC 1; TH S 01 DEG 33 50" W 312.22 FT TO PT OF BEG; TH S 01 DEG 33' 50 W 312.22 FT; TH N 89 DEG 02' W 1318.70 FT; TH N 01 DEG 30' E 312.22 FT; TH S 89 DEG 02' E 1319.08 FT TO PT OF BEG 9.45 A. 80842 Scotch Settlement Road, Bruce Township, Michigan 48065 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. Dated: May 9, 2025 File No. 24-016772 Firm Name: Orlans Law Group PLLC Firm Address: 1650 West Big Beaver Road, Troy MI 48084 Firm Phone Number: (248) 502.1400 (05-09)(05-30)

Cheryl L. Hess (*Mortgage Foreclosure*)

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

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Crosswinds Condominium Association. The lien was executed on October 11, 2024 and recorded on October 15, 2024, as Liber 29801, Page 708, Macomb County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Five Hundred and Eighteen Dollars and Seventy-Five Cents (\$5,518.75). Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the North Main Street Entrance to the Macomb County Court Building in the City of Mt. Clemens (that being the place of holding the Circuit Court for said County), on Friday, June 20, 2025, at 10:00 am, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. The name of the record property owner is Cheryl L. Hess, and is situated in the Township of Clinton, County of Macomb, State of Michigan, and is legally described as follows: Unit 3, Building 5, of Crosswinds, a Condominium according to the Master Deed recorded in Liber 2380, Page 198 et seq., Macomb County Records, as amended, and designated as Macomb County Condominium Subdivision Plan No. 59. Sidwell No. 11-18-351-020 Commonly known as: 39415 Heatherheath Dr, Clinton Township, Michigan 48038 The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to

the person who buys the property at the foreclosure sale or to the Association for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Dated: May 6, 2025 Crosswinds Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Evan M. Alexander 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (5-9)(6-6)

Sam W. Harp *(Mortgage Foreclosure)*

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

Notice of Foreclosure by Advertisement Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Macomb County, starting promptly at 10:00 AM on 6/13/2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Names of Mortgagor(s): Sam W. Harp and Mae Harp. Original mortgagee: Financial Freedom Senior Funding Corporation, a subsidiary of Lehman Brothers Bank, FSB. Date of mortgage: 7/17/2003. Mortgage recorded on 8/27/2003 as Document No. 3250499, in Liber 14109, Page 703. Foreclosing Assignee (if any): U.S. Bank Trust National Association, as trustee of Waterfall Victoria III-NB Grantor Trust. Amount claimed to be due at the date hereof: \$285,900.19 Mortgaged premises: Situated in Macomb County, and described as: LOTS 112 AND 113 WM. QUINN'S QUINNTON SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 13 EAST, TOWNSHIP OF CLINTON, MACOMB COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, ON PAGE 46, MACOMB, COUNTY RECORDS. Commonly known as 35068 Ellen Street, Clinton Township, MI 48035. The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Date of Notice: 05/09/2025. Codilis & Moody, P.C. 15W030 North Frontage Road, Suite 100 Burr Ridge, IL 60527 (313) 536-2500. This law firm is a debt collector. C&M File 23-25-00090 (5-9)(5-30)

Louis Poles *(Mortgage Foreclosure)*

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

Default has been made in the conditions of a certain mortgage made by Louis Poles and Fares Abdulahad to Platinum Financial, Mortgagee dated November 1, 2024, and recorded on November 1, 2024 in Liber 29832 page 946, Macomb County Records, Michigan on which mortgage there is claimed to be due at the date hereof the sum of \$69,623.70 Dollars, including interest at 10% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue, at 40 N. Main St., Mt. Clemens, MI at 10:00am on Friday, June 20, 2025. Said premises are situated in Macomb County, Michigan and are described as: Lot 248, South Hampton Subdivision No. 2 according to the recorded Plat thereof, as recorded in Liber 69 of Plats, pages 24 through 27, inclusive, Macomb County Records, commonly known as 38121 Cameron Dr., Sterling Heights, Michigan 48310. The redemption period shall be 6 months from the date such sale, unless determined

abandoned in accordance with 1948 CL 600.3251a, in which case the redemption period shall be 30 days from the date of such sale, Dated May 1, 2025 Blake P. Lipman, Attorney, 32871 Middlebelt Rd., Suite 100, Farmington Hills, MI 48334 (5-9)(5-30)

Melissa Mancina (*Mortgage Foreclosure*)

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

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Macomb County, starting promptly at 10:00 AM, on June 06, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE: Mortgagor(s): Melissa Mancina, single woman Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns Date of mortgage: September 13, 2006 Recorded on September 27, 2006, Liber 18187, on Page 630, and re-recorded via Loan Modification recorded on December 07, 2020 in Liber 27226, on Page 327 Foreclosing Assignee (if any): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST Amount claimed to be due at the date hereof: Two Hundred Sixty-Five Thousand Eight Hundred Nine and 39/100 Dollars (\$265,809.39) Mortgaged premises: Situated in Macomb County, and described as: Lot 18, Moravian Hills Subdivision, according to the Plat thereof, as recorded in Liber 35, Page 50 and 51 of Plats, Macomb County Records. Commonly known as 37632 Joanne Drive, Clinton Township, MI 48036 The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400 (5-9)(5-30)