

Marc Girolamo *(Mortgage Foreclosure)*

03/07/2025, 02/28/2025 at Detroit Legal News in Wayne

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 Wayne County, starting promptly at 11:00 AM, on April 3, 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): Marc Girolamo, 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): MSR Asset Vehicle LLC Date of Mortgage: September 28, 2020 Date of Mortgage Recording: November 16, 2020 Amount claimed due on date of notice: \$178,678.19 Description of the mortgaged premises: Situated in City of Woodhaven, Wayne County, Michigan, and described as: Lot 615, "Heritage Square Subdivision No. 5", as recorded in Liber 95, Pages 71, 72 and 73 of Plats, Wayne County Records Common street address (if any): 22373 Village Dr, Woodhaven, MI 48183-3751 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: February 28, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1554702 (02-28)(03-21)

Linda A. Namie *(Mortgage Foreclosure)*

03/07/2025, 02/28/2025 at Detroit Legal News in Wayne

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 Wayne County, starting promptly at 11:00 AM, on April 3, 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): Linda A. Namie, 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): Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2020-RPL1 Date of Mortgage: December 14, 2007 Date of Mortgage Recording: December 21, 2007 Amount claimed due on date of notice: \$106,246.49 Description of the mortgaged premises: Situated in Charter Township of Northville, Wayne County, Michigan, and described as: Unit No. 240, The Terraces at Northville Ridge Condominium according to the Master Deed recorded in liber 36742, pages 127 through 188, both inclusive, First Amendment to Master Deed as recorded in liber 38638, page 72 through 80, both inclusive, and Second Amendment to Master Deed as recorded in Liber 42287, Pages 3 through 15, both inclusive, Wayne County Records, and designated as Wayne County Condominium Subdivision Plan No. 672, together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59. Common street address (if any): 16036 Morningside Unit 240, Northville, MI 48168-6704 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: February 28, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1554621 (02-28)(03-21)

Mildred McGhee (*Mortgage Foreclosure*)

03/07/2025, 02/28/2025 at Detroit Legal News in Wayne

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 Wayne County, starting promptly at 11:00 AM, on April 3, 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): Mildred McGhee Original Mortgagee: Flagstar Bank, FSB Foreclosing Assignee (if any): None Date of Mortgage: July 11, 2019 Date of Mortgage Recording: August 9, 2019 Amount claimed due on date of notice: \$85,789.36 Description of the mortgaged premises: Situated in City of Detroit, Wayne County, Michigan, and described as: Lot 176, Robert Oakman's Cortland and Ford Highway Subdivision, according to the plat thereof, as recorded in Liber 37, Page 53 of Plats, Wayne County Records. Common street address (if any): 12210 Prairie St, Detroit, MI 48204-5312 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: February 28, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1554600 (02-28)(03-21)

Crystal S. Allen (*Mortgage Foreclosure*)

03/07/2025, 02/28/2025 at Detroit Legal News in Wayne

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 Wayne County, starting promptly at 11:00 AM, on April 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): Crystal S. Allen, a single woman Original Mortgagee: BLG Holdings, Inc dba Simple Mortgage Date of mortgage: March 15, 2022 Recorded on March 17, 2022, Liber 57468, on Page 1055, Foreclosing Assignee (if any): Michigan State Housing Development Authority Amount claimed to be due at the date hereof: One Hundred Fifty-Eight Thousand Nine Hundred Forty-Seven and 49/100 Dollars (\$158,947.49) Mortgaged premises: Situated in Wayne County, and described as: Lot 164, BIRCH HILL ESTATES SUBDIVISION, as recorded in Liber 83, Page 51 of Plats, Wayne County Records. Commonly known as 30664 Burlington St, Westland, MI 48186 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 (2-28)(3-21)

Kristopher Platt (*Mortgage Foreclosure*)

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 Wayne County, starting promptly at 11:00 AM, on April 3, 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): Kristopher Platt, 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): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Date of Mortgage: July 25, 2022 Date of Mortgage Recording: July 26, 2022 Amount claimed due on date of notice: \$239,360.11 Description of the mortgaged premises: Situated in City of Detroit, Wayne County, Michigan, and described as: Lot 23, Quinn and Haggerty's Subdivision, according to the recorded plat thereof, as recorded in Liber 17 of Plats, Page 12, Wayne County Records Common street address (if any): 2048 Clarkdale St, Detroit, MI 48209-3911 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: February 28, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1554675 (02-28)(03-21)

Carl L. Nicolet (*Mortgage Foreclosure*)

03/07/2025, 02/28/2025 at Detroit Legal News in Wayne

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 Wayne County, starting promptly at 11:00 AM on APRIL 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 Carl L. Nicolet and Susan Marie Nicolet, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for New Day Financial, LLC, Mortgagee, dated November 5, 2022 and recorded November 30, 2022 in Liber 57978, Page 56 Wayne County Records, Michigan. Said mortgage is now held by Freedom Mortgage Corporation, by assignment. There is claimed to be due at the date hereof the sum of Four Hundred Twenty-Five Thousand Three Hundred Ninety-Two and 74/100 Dollars (\$425,392.74). 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 Wayne County, Michigan at 11:00 AM on APRIL 3, 2025. Said premises are located in the City of Dearborn, Wayne County Michigan, and are described as: LOT 19, NORTH DEARBORN PARK, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 42 OF PLATS, PAGE 11, WAYNE COUNTY RECORDS. 301 Elmwood St, Dearborn, Michigan 48124 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: February 28, 2025 File No. 25-002622 Firm Name: Orlans Law Group PLLC Firm Address: 1650 West Big Beaver Road, Troy MI 48084 Firm Phone Number: (248) 502.1400 (02-28)(03-21)

Tracy Ellis (*Mortgage Foreclosure*)

02/28/2025 at Detroit Legal News in Wayne

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 Wayne County, starting promptly at 11:00 AM, on April 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): Tracy Ellis Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Lakeview Loan Servicing LLC Date of Mortgage: June 23, 2022 Date of Mortgage Recording: July 1, 2022 Amount claimed due on date of notice: \$230,424.29 Description of the mortgaged premises: Situated in City of Detroit, Wayne County, Michigan, and described as: Lot 146, of "Burghardts Subdivision", according to the plat thereof recorded in Liber 42, Page(s) 62 of Plats, Wayne County Records. Common street address (if any): 18973 Roselawn St, Detroit, MI 48221-2119 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: February 28, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1554590 (02-28)(03-21)

Janice M. Hall (*Mortgage Foreclosure*)

03/07/2025, 02/28/2025 at Detroit Legal News in Wayne

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 Wayne County, starting promptly at 11:00 AM, on April 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. Default has been made in the conditions of a Mortgage made by Janice M. Hall, Brian F. Hall and Laura J. Hall to Bank of America, N.A. dated February 21, 2020 and recorded March 4, 2020 in Liber 55619 at Page 686, Wayne County, Michigan. There is claimed to be due at the date hereof the sum of \$16,633.59. Said premises are located in Wayne County, Michigan and are described as: THE FOLLOWING DESCRIBED PREMISES SITUATED TN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN: LOT 3238, OF ROBERT OAKMAN LAND COMPANYS AVIATION FIELD SUBDIVISION NO.4, AS RECORDED IN LIBER 58, PAGE 48, OF PLATS, WAYNE COUNTY RECORDS. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY. BEING PREVIOUSLY CONVEYED BY WARRANTY DEED FROM JOSHUA D. BIBEAU AND ASHLEY E. BIBEAU, HUSBAND AND WIFE TO LAURA J. HALL AND BRIAN F. HALL, WIFE AND HUSBAND AND JANICE M. HALL, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, DATED 11/16/2018, AND RECORDED ON 12/05/2018 AT DOCUMENT REFERENCE 54756/1141 IN WAYNE COUNTY, MICHIGAN. Said property is commonly known as 8342 Bingham St, Detroit, MI 48228. The redemption period shall be 12 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply: ATTENTION HOMEOWNER: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Mortgage at the telephone number stated in this notice. THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO

COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU; ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY. Dated: February 26, 2025 Attorney for the party foreclosing the Mortgage: Thomas E. McDonald (P39312) Brock & Scott, PLLC 5431 Oleander Drive Wilmington, NC 28403 PHONE: (844) 856-6646 File No. 25-04291 (2-28)(3-21)