

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 Kalamazoo County, starting promptly at 10:00 AM, on August 10, 2023. 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): Steven P. Pindell, 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): UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust I
Date of Mortgage: August 10, 2005
Date of Mortgage Recording: August 31, 2005
Amount claimed due on date of notice: \$81,521.48

Description of the mortgaged premises: Situated in Township of Schoolcraft, Kalamazoo County, Michigan, and described as: Township Of Schoolcraft, County of Kalamazoo, State of Michigan
Unit 4, of Gourdneck Sunset Cove, A Condominium according to the Master Deed Recorded in Liber 2082, Page 1302, Inclusive and Amendments thereto, Kalamazoo County Records, and designated As Kalamazoo County Condominium Subdivision Plan No. 99, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59

of The Public Acts of 1978, as amended.
Common street address (if any): 11074 Portage Rd Unit 4, Portage, MI 49002-7550
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: July 7, 2023
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1503230
(07-07)(07-28)
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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 Kalamazoo County, starting promptly at 10:00 AM, August 10, 2023. 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 Jonathan R Ingram, An Unmarried Man to Fifth Third Mortgage - MI, LLC, Mortgagee, dated August 14, 2008, and recorded on October 6, 2008, as Document Number: 2008-032797, Kalamazoo County Records, said mortgage was assigned to Fifth Third Bank, National Association by an Assignment of Mortgage dated May 12, 2023 and recorded June 02, 2023 by Document Number: 2023-012770, on which mortgage there is claimed to be due at the date hereof the sum of Thirty Thousand Six Hundred Ninety-Two and 96/100 (\$30,692.96) including interest at the rate of 4.37500% per annum. Said premises are situated in the City of Kalamazoo, Kalamazoo County, Michigan, and are described as: Lot 6 of Bigelow's Subdivision, according to the plat thereof as recorded in Liber 7 of plats, Page 18, Kalamazoo County Records, Except: Beginning at the Northwesterly corner of said lot and running thence South 37 degrees 51 minutes East at right angles to the Southerly line of East Main Street, 47 feet; thence South 70 degrees 33 minutes East 18.5 feet; thence South 37 degrees 51 minutes East 36.81 feet to a point in the Southerly line of said lot; Thence Southwesterly along the Southerly line of said Lot, 21.08 feet to the Southwesterly corner thereof; Thence Northwesterly along the Westerly line of said lot, 100 feet to the place of beginning. Together with an easement (without warranty) for drive way purposes over the excepted portion of the above premises. Commonly known as: 1426 EAST MAIN ST, KALAMAZOO, MI 49048 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: July 7, 2023 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. 23MI00456-1

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Name(s) of the mortgagor(s): Sean T. McDonald and Stephanie M. McDonald husband and wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns
Foreclosing Assignee (if any): Nationstar Mortgage LLC
Date of Mortgage: July 22, 2004
Date of Mortgage Recording: October 1, 2004
Amount claimed due on date of notice: \$67,145.36

Description of the mortgaged premises: Situated in Village of Schoolcraft, Kalamazoo County, Michigan, and described as: Lot 7, Block 1, Robinson, Duncan and Company's Addition to the Village of Schoolcraft, according to the plat thereof as recorded in Liber 1 of Plats, Page 29, Kalamazoo County Records. Also: Commencing at the Northeast corner of Lot 7, Block 1 of Robinson, Duncan and Company's Addition to the Village of Schoolcraft; thence East 2 rods on a continuation of the North line of said Lot 7; thence South 4 rods parallel to the East line of said Lot 7; thence West 2 rods on a continuation of the South line of said Lot 7; thence North 4 rods to the place of beginning. Common street address (if any): 141 Duncan St, Schoolcraft, MI 49087-9707
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).
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This notice is from a debt collector.
Date of notice: July 7, 2023
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

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(07-07)(07-28)
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PUBLICATION OF NOTICE OF HEARING

FILE NO. 2023-5900-NC

**STATE OF MICHIGAN
9th JUDICIAL CIRCUIT
KALAMAZOO COUNTY**

In the matter of the Name Change of Mary Lineberry

TO ALL INTERESTED PERSONS including: whose address(es) is/are unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: A hearing will be held on 11/01/2023 at 9:00 a.m. at Courtroom I - 150 E. Crosstown Parkway, Kalamazoo, MI 49001 with Judicial Officer/Hearing Official Honorable Curtis J. Bell for the following purpose:

Petition to Change Name for

**Mary Elizabeth Lineberry
to
Mary Elizabeth Klimach**

6/27/2023

Mary Elizabeth Lineberry
Petitioner name
5749 Stadium Dr., Apt. 334
Kalamazoo, MI 49009
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**NOTICE TO CREDITORS
Decedent's Trust Estate**

**STATE OF MICHIGAN
PROBATE COURT
COUNTY OF KALAMAZOO**

Decedent: Dorothy Hertha Paul
Date of birth: April 26, 1932

**TO ALL CREDITORS:
NOTICE TO CREDITORS:** The decedent, Dorothy Hertha Paul, who lived at 2217 Wagon Wheel Lane Kalamazoo, Michigan, died June 3, 2023.

There is no probate estate.

Creditors of the decedent are notified that all claims against Dorothy Hertha Paul or The Dorothy H. Paul Trust Agreement dated June 15, 1995, as amended and restated in total on October 26, 2005, and September 2, 2021, will be forever barred unless presented to Cynthia Ann Hughes, Trustee, within 4 months after the date of publication of this notice.

Dated: 6/27/2023
Cynthia Ann Hughes, Trustee
2309 Parkland Drive
Melbourne, FL 32904
(269) 830-6196

William B. Millard (P39054)
Attorney
DeMent and Marquardt, PLC
211 E. Water Street, Ste. 401
Kalamazoo, MI 49007
(269) 343-2106
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Date: 06/30/2023

Alyssa M. Milbeck
Personal representative
7577 East U Avenue
Vicksburg, MI 49097
(269) 873-7717

Jonathan N. Jilek P65299
Attorney
8080 Moorsbridge Road, Suite 103
Portage, MI 49024
Telephone: 269-343-1500
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**NOTICE TO CREDITORS
Decedent's Estate**

**CASE NO. and JUDGE
2023 0757-DE
Hon. Gary C. Giguere, Jr.**

**STATE OF MICHIGAN
PROBATE COURT
KALAMAZOO COUNTY**

Court address: 1536 Gull Road,
Kalamazoo, MI 49048
Court telephone no.: 269-383-8666

Estate of Stephen Douglas Rickey
Date of Birth: May 6, 1965

**TO ALL CREDITORS:
NOTICE TO CREDITORS:** The decedent, Stephen Douglas Rickey, died April 7, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Nathan Rickey, personal representative, or to both the probate court at Kalamazoo County Probate Court, 1536 Gull Road, Kalamazoo, MI 49048 and the personal representative within 4 months after the date of publication of this notice.

Dated: 06/27/2023

Nathan Rickey
Personal representative
742 W. Kilgore Rd., Apt. 104
Kalamazoo, MI 49008
269-290-5669

Lana M. Escamilla (P71275)
Attorney
136 E. Michigan Avenue, Suite 800
Kalamazoo, MI 49007
269-388-7600
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**NOTICE TO CREDITORS
Decedent's Trust Estate**

**STATE OF MICHIGAN
PROBATE COURT
COUNTY OF KALAMAZOO**

Decedent: Sheryl K. Hoffman
Date of birth: 05/06/1955

**TO ALL CREDITORS:
NOTICE TO CREDITORS:** The decedent, Sheryl K. Hoffman, who lived at 10200 East DE Avenue, Richland, Michigan 49083 died June 2, 2023.

There is no probate estate.

Creditors of the decedent are notified that all claims against the Sheryl K. Hoffman or The Sheryl K. Hoffman Irrevocable Trust dated 02/14/2018, will be forever barred unless presented to Tara East, the named successor trustee within 4 months after the date of publication of this notice.

Date: June 28, 2023

Tara East
Trustee
2859 35th Street
Galesburg, MI 49053
(269) 207-7349

Tyler J. Stewart P80750
Attorney
DeMent and Marquardt, P.L.C.
211 East Water Street, Suite 401
Kalamazoo, MI 49007
(269) 343-2106
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**NOTICE TO CREDITORS
Decedent's Estate**

**CASE NO. and JUDGE
2022-0429-DE
Gary C. Giguere, Jr.**

**STATE OF MICHIGAN
PROBATE COURT
KALAMAZOO COUNTY**

Court address: 1536 Gull Road,
Kalamazoo, MI 49048
Court Telephone no. (269) 383-8666

Estate of Maria Isabel Juarez
Date of birth: July 8, 1947

**TO ALL CREDITORS:
NOTICE TO CREDITORS:** The decedent, Maria Isabel Juarez, died November 27, 2022.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Guadalupe A. Casas Meza, personal representative, or to both the probate court at 1536 Gull Road, Kalamazoo, MI 49048 and the personal representative within 4 months after the date of publication of this notice.

Dated: June 26, 2023

Guadalupe A. Casas Meza
Personal representative
1002 N. Church St.
Kalamazoo, MI 49007
Telephone: (909) 645-5451

Thav, Ryke & Associates
David J. Canine (P61828)
Attorney
24725 W. 12 Mile Rd., Ste. 110
Southfield, MI 48034
(248) 945-1111
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