

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 July 20, 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. MORTGAGEE: Mortgagor(s): Carlos Cardona and Sandra A. IxcoLopez a/k/a Sandra Angelica IxcoLopez, husband and wife Original Mortgagee: Comerica Bank Date of mortgage: September 3, 2013 Recorded on September 6, 2013, in Document No. 2013-037424, Foreclosing Assignee (if any): None Amount claimed to be due at the date hereof: One Thousand Nine Hundred Thirty-Three and 87/100 Dollars (\$1,933.87) Mortgage premises: Situated in Kalamazoo County, and described as: THE NORTH 100 FEET OF LOT 142 OF SOUTH SIDE IMPROVEMENT COMPANY'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5 OF PLATS, PAGE 39, KALAMAZOO COUNTY RECORDS. Commonly known as 604 Clinton Ave., Kalamazoo, MI 49001 The redemption period will be one year 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 600.3241ab) 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. Comerica Bank Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr., Suite 300 Farmington Hills, MI 48335 248.539.7400

1501720
(06-16)(07-07)
24-27

NOTICE TO CREDITORS

In the Matter of the
The June M. Tipton Trust Dated July 26, 2004,
as amended

TO ALL CREDITORS:

The Grantor, JUNE M. TIPTON, (date of birth: May 27, 1941, who lived at 716 Idaho Avenue, Portage, MI 49024, died March 21, 2023. There is no personal representative of the Grantor's estate to whom Letters of Authority have been issued.

Creditors of JUNE M. TIPTON, deceased, are notified that all claims against JUNE M. TIPTON, or THE JUNE M. TIPTON TRUST dated July 26, 2004, as amended, will be forever barred unless presented to JAMES CERKA, Trustee, within four (4) months after the date of publication.

Notice is further given that the Trust assets will thereafter be assigned and distributed to the persons entitled thereto.

Dated: June 8, 2023.

THE JUNE M. TIPTON TRUST DATED JULY 26, 2004, AS AMENDED
JAMES CERKA, Trustee
716 Idaho Avenue
Portage, MI 49024

KREIS, ENDERLE, HUDGINS & BORSOS,
P.C. J. RYAN CONBOY (P58590)
Attorneys for Trustee
P.O. Box 4010
Kalamazoo, MI 49003-4010
269-324-3000
24

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 on July 20, 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 mortgage made by Christopher Scott Edwards, Married Man, to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lenders successors and/or assigns. Mortgagee, dated December 11, 2020 and recorded December 23, 2020 in Instrument Number 2020-045275 Kalamazoo 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 Two Hundred Seventy-One Thousand Five Hundred Forty-Nine and 25/100 Dollars (\$271,549.25).

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 Kalamazoo County, Michigan at 10:00 AM on JULY 20, 2023. Said premises are located in the Township of Schoolcraft, Kalamazoo County Michigan, and are described as:

LOT 46, VIRGINIA DOWNS #3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 38 OF PLATS, PAGE 20, KALAMAZOO COUNTY RECORDS,
11784 Blueridge St, Schoolcraft, Michigan 49087
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: June 16, 2023
File No. 23-001083
Firm Name: Orlans PC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(06-16)(07-07)
24-27

PUBLICATION OF NOTICE OF HEARING FILE NO. 20230677-DE

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF KALAMAZOO

In the matter of Willie Anderson, Deceased

TO ALL INTERESTED PERSONS including: Darnarion Anderson and Steven Anderson

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 July 10, 2023 at 11:00 a.m. at 1536 Gull Road, Kalamazoo, MI 49048 via Virtual Zoom Hearing before Judge Gary C. Giguere Jr. P46950 for the following purpose:

Petition for Probate and/or Appointment of Personal Representative.

Date: 6-13-2023
Kimberly Reese
Petitioner
2500 Saint Albansway, Apt. 408
Kalamazoo, Michigan 49048
Telephone: (269) 547-5736

Tyler J. Stewart P80750
Attorney
211 East Water Street, Ste. 401
Kalamazoo, Michigan 49007
(269) 343-2106
24

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 July 20, 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): Kelly L Pedler, 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): Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for IOF III Trust 1A
Date of Mortgage Recording: December 30, 2021
Date of Mortgage Recording: February 4, 2022
Amount claimed due on date of notice: \$139,408.35

Description of the mortgaged premises: Situated in City of Kalamazoo, Kalamazoo County, Michigan, and described as: Lot 49 of Fairfax Plat, according to the recorded Plat thereof, as recorded in Liber 9 of Plats, Page 22, Kalamazoo County Records

Common street address (if any): 211 Hughes St, Kalamazoo, MI 49001-4733
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: June 16, 2023
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1501489
(06-16)(07-07)
24-27

STATE OF MICHIGAN

COUNTY OF KALAMAZOO

NOTICE TO CREDITORS

Decedent's Estate

Estate of BRAD LEE BLANK, Deceased

Date of Birth: August 21, 1959

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, BRAD LEE BLANK, who lived at 5943 S. 29th Street, Scotts, MI 49088, died on 02/16/2021. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Shelby Blank, Personal Representative of the Estate of Brad Lee Blank, KALAMAZOO COUNTY FILE #: 2023-0617-DE within 4 months after the date of publication of this notice.

Personal Representative: SHELBIE BLANK
Address: 8752 Balmoral St.
Portage, MI 49002

Attorney: Oliver S. Howell (P81470)
Howell Parfet Schan
350 East Michigan Ave., Ste. 500
Kalamazoo, Michigan 49007
www.kzoalawfirm.com

Telephone: (269) 382-5300
Court Address: Kalamazoo County Probate Court
1536 Gull Road
Kalamazoo, MI 49048
24

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 July 27, 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. MORTGAGE INFORMATION: Default has been made in the conditions of a certain mortgage made by Stephen A. Opoku, a married man, whose address is 5040 Misty Creek Drive, Kalamazoo, Michigan 49009, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Amerifirst Financial Corporation, being a mortgage dated April 7, 2020, and recorded on April 10, 2020 with Document Number 2020-011299, Kalamazoo County Records, State of Michigan and then assigned to Carrington Mortgage Services, LLC, as assignee as documented by an assignment dated June 2, 2023 and recorded in Kalamazoo County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of ONE HUNDRED EIGHTY-FOUR THOUSAND FORTY AND 54/100 DOLLARS (\$184,040.54). Said premises are situated in the Township of Texas, County of Kalamazoo, State of Michigan, and are described as: Lot 2, Mistycreek, Texas Township, Kalamazoo County, Michigan, according to the recorded plat in Liber 35 of Plats, Page 20, Kalamazoo County Records. Street Address: 5040 Misty Creek Drive, Kalamazoo, Michigan 49009 The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCLA § 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. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND 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. Dated: June 16, 2023 For more information, please contact the attorney for the party foreclosing: Kenneth J. Johnson, Johnson, Blumberg, & Associates, LLC, 5955 West Main Street, Suite 18, Kalamazoo, MI 49009. Telephone: (312) 541-9710. File No.: MI 23 5048

(06-16)(07-07)
24-27

NOTICE TO CREDITORS Decedent's Estate CASE NO. and JUDGE

STATE OF MICHIGAN PROBATE COURT KALAMAZOO COUNTY

Court address: 1536 Gull Road,
Kalamazoo, MI 49048
Court telephone no.: 269.383.8666

Estate of Phyllis E. Smith
Date of birth: March 5, 1930

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Phyllis E. Smith, died January 22, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Clifford R. Smith, 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 16, 2023

Clifford R. Smith
Personal Representative
1357 Richland Avenue
Kalamazoo, MI 49006

Bobbi S. Hines (P73836)
Attorney
45 Ottawa Avenue SW
Grand Rapids, Michigan 49503
(616) 831-1700
24

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Name(s) of the mortgagor(s): Matthew D. Smith and Tiffany L. Smith, Husband and Wife
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns
Foreclosing Assignee (if any): Wells Fargo Bank, N.A.

Date of Mortgage: July 7, 2016
Date of Mortgage Recording: September 14, 2016
Amount claimed due on date of notice: \$89,010.76

Description of the mortgaged premises: Situated in City of Portage, Kalamazoo County, Michigan, and described as: Commencing at a point on the East 1/8 line, 653 feet North of the intersection of the said East 1/8 line and the North 1/8 line of Section 29, Town 3 South, Range 11 West; thence West parallel to said North 1/8 line, 495 feet; thence North parallel to the said East 1/8 line, 80 feet; thence East parallel to the said North 1/8 line, 495 feet; thence South along the said East 1/8 line to the place of beginning.

Common street address (if any): 9106 Oakland Dr, Portage, MI 49024-6041
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: June 16, 2023
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1501606
(06-16)(07-07)
24-27

PUBLICATION OF NOTICE

STATE OF MICHIGAN PROBATE COURT COUNTY OF KALAMAZOO

In the matter of Leilani Kuipio Ordway,
Deceased

TO ALL INTERESTED PERSONS:
Unknown heirs for both maternal and paternal grandparents whose address(es) are unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE:
I have submitted a Notice of Intent to Request Informal Appointment of Personal Representative to Kalamazoo County Probate court.

The actions you may take include upon paying a filing fee, filing a petition for formal proceedings to appoint a personal representative and/or filing an application for informal appointment of yourself as personal representative provided you have a higher priority to be appointed and/or contacting an attorney for assistant in representing you in any proceeding you wish to file in the court.

Date: 06/13/2023
David Hoffner
Petitioner
3628 Old Colony Road
Kalamazoo, MI 49008
(503) 213-0775

Nicole M. Laruwe P75562
Attorney
7 West Square Lake Road
Bloomfield Hills, MI 48302
(248) 648-1148
24

NOTICE TO CREDITORS Decedent's Trust Estate

STATE OF MICHIGAN PROBATE COURT COUNTY OF KALAMAZOO

Decedent: Brenda J. Heighton
Trustee
Date of Birth: May 10, 1943

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Brenda J. Heighton, who lived at 10943 South Vankal Avenue, Mattawan, Michigan 49071 died May 8, 2023. There is no probate estate.

Creditors of the decedent are notified that all claims against the Brenda J. Heighton or The Brenda J. Heighton Revocable Trust dated December 8, 1999, as amended and restated in total on November 17, 2010, will be forever barred unless presented to Jeffrey S. Heighton, the named successor trustee within 4 months after the date of publication of this notice.

Dated: June 9, 2023

Jeffery S. Heighton
Trustee
10973 S. Van Kal Avenue
Mattawan, Michigan 49071
(269) 762-2625

Charles S. Ofstein P76256
Attorney
DeMent and Marquardt, P.L.C.
211 East Water Street, Suite 401
Kalamazoo, MI 49007
(269) 343-2106
24

NOTICE TO CREDITORS Decedent's Trust Estate

STATE OF MICHIGAN PROBATE COURT COUNTY OF KALAMAZOO

Decedent: KATHRYN ROWAN
Trustee
Date of birth: 12/14/1948

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, KATHRYN ROWAN, who lived at 1421 Roseland Avenue, Kalamazoo, Michigan 49001 died May 18, 2023. There is no probate estate.

Creditors of the decedent are notified that all claims against the KATHRYN ROWAN or THE KATHRYN ROWAN IRREVOCABLE TRUST dated March 12, 2018, as amended and restated in total on August 11, 2021, will be forever barred unless presented to Kelsey M. Cregg, the named successor trustee within 4 months after the date of publication of this notice.

Date: 6-8-2023

Kelsey M. Cregg
Trustee
5824 Haughey Avenue
Wyoming, MI 49548
Telephone: (231) 215-4952

Tyler J. Stewart P80750
Attorney
DeMent and Marquardt, P.L.C.
211 East Water Street, Suite 401
Kalamazoo, MI 49007
(269) 343-2106
24

NOTICE TO CREDITORS Decedent and Decedent's Trust

STATE OF MICHIGAN PROBATE COURT KALAMAZOO COUNTY

Court address: 1536 Gull Road,
Kalamazoo, MI 49048

In the matter of John T. Houdek, deceased and the John T. Houdek Trust UAD 02/19/1999.

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, John T. Houdek, who is the Grantor of the John T. Houdek Trust, which was established on 02/19/1999, as First Amended on 01/29/2004 (revoked on 02/16/2007 by a Second Amendment), as Second Amended on 02/16/2007, and as Third Amended on 03/26/2014, and known as the John T. Houdek Trust, died 03/1/2023.

Creditors of the decedent are notified that all claims against the decedent and the John T. Houdek Trust will be forever barred unless presented to Karen Ann Florez and Diane Marie Webber, Co-Trustees, whose address is 3760 Ridgewood Drive, Eagan, MN 55123 or by commencing an action in a court of proper jurisdiction, within 4 months after the date of publication of this notice.
This notice is being published on Friday, June 16, 2023.

Diane Marie Webber
Trustee
Karen Ann Florez
Co-Trustees of the John T. Houdek Trust
3760 Ridgewood Dr.
Eagan, MN 55123

Lenon Miller PLC
Gallen W. Fairchild P77352
Attorney
151 S. Rose Street, Suite 900
Kalamazoo, MI 49007
(269) 381-8844
24

Village of Climax Regular Board Meeting June 6, 2023

Present: Chaney, Kelly, Kenney, Ludwig, Miller, Sutherland, Cummings, Coburn, Borden
Absent: None
Guests: Roger, Joe Audette

Approved agenda
Approved minutes of May 16, 2023
Approved bill package of \$84,411.7
Approved sale of leaf vac by sealed bid for \$501.
Approved driveway permit for 240 N. Main St.

Motion to adjourn 8:24 p.m.
Respectfully submitted
by Linda Coburn

AMENDED PUBLICATION OF NOTICE OF HEARING

FILE NO. 2023-5391-NC

STATE OF MICHIGAN 9th JUDICIAL CIRCUIT KALAMAZOO COUNTY

In the matter of the Name Change
of Lyndi Warner

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 07/05/2023 at 9:00 a.m. at Courtroom 1 - via Zoom #27 723 9751. Password: 056913 with Judicial Officer/Hearing Official Honorable Curtis J. Bell for the following purpose:

Petition to Change Name for
Lyndi Kay Warner to
Lyndi Kay Smith

3/22/2023

Lyndi Kay Warner
Petitioner name
1115 Crown St.
Kalamazoo, MI 49006
23

NOTICE TO CREDITORS Decedent's Estate File No.: 2023 0572-DE

STATE OF MICHIGAN PROBATE COURT KALAMAZOO COUNTY

Estate of Lisa Jodene Richey

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Lisa Jodene Richey, died February 6, 2023.

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

Dated: 4/12/ 2023
Jeremiah Wilson
Personal Representative
3425 Chimney Rock Road
Manhattan, KS 66503
(620) 875-9644

Christopher P. Atallah P73224
Attorney
805 Oakwood Drive, Ste. 125
Rochester, MI 48307
(248) 613-0007
24