FOURTH INSERTION

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 Berrien County, starting promptly at 11:00 AM on OCTOBER 29, 2026. 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 MICHELLE VOGEL, an unmarried woman, to Mortgage Electronic Registration Systems, Inc., as nominee for Amerifirst Financial Corporation, its successors and assigns, Mortgagee, dated November 15, 2022 and recorded November 23, 2022 in Liber 3393, Page 127 Berrien County Records, Michigan. Said mortgage is now held by Carrington Mortgage Services, LLC, by assignment. There is claimed to be due at the date hereof the sum of Eighty-Two Thousand Four Hundred Ninety-Two and 51/100 Dollars ($82,492.51).

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 Berrien County, Michigan at 11:00 AM on OCTOBER 29, 2026.

Said premises are located in the Township of Weesaw, Berrien County Michigan, and are described as:

Beginning on North-South 1/4 line of Section 5, Town 7 South, Range 19 West, 896.25 feet North of the South ¼ post, thence North 89 degrees 16 minutes 00 seconds West 160.00 feet, thence North parallel to said 1/4 line 150.00 feet, thence South 89 degrees 16 minutes 00 seconds East 160 feet to said North-South 1/4 line, thence South along said 1/4 line 150.00 feet to point of beginning.

12772 Sandridge Road, a/k/a 12772 Sand Ridge Road, Sawyer, Michigan 49125

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. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

Dated: October 1, 2026
File No. 26-007663
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400
(10-01)(10-22)

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 Berrien County, starting promptly at 11:00 AM, on October 29, 2026. 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): ALEXANDER J SANCHEZ, unmarried man AND LUIS A BENITEZ MANCINAS, unmarried man as joint tenancy with full rights of survivorship

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

Foreclosing Assignee (if any): Carrington Mortgage Services, LLC

Date of Mortgage: August 10, 2022

Date of Mortgage Recording: August 15, 2022

Amount claimed due on date of notice: $181,268.46

Description of the mortgaged premises: Situated in CITY OF SAINT JOSEPH, Berrien County, Michigan, and described as:

The Southwesterly Half of the Northwesterly Half of Lot 421 and the Northwesterly Half of Lot 422, Plat of Newberryport, City of St. Joseph, Berrien County, Michigan, according to the plat thereof recorded in Liber E of Deeds, Page 564.

Common street address (if any): 915 Market St, Saint Joseph, MI 49085-2388

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: October 1, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1607287
(10-01)(10-22)

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 Berrien County, starting promptly at 11:00 AM on OCTOBER 29, 2026. 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 MARCUS H. CRAST, to Mortgage Electronic Registration Systems, Inc., as nominee for Ruoff Mortgage Company, Inc., its successors and assigns, Mortgagee, dated April 30, 2020 and recorded May 1,
2020 in Liber 3274, Page 117 Berrien County Records, Michigan. Said mortgage is now held by Carrington Mortgage Services, LLC, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Fifty-Five Thousand Four Hundred Fifty-Six and 90/100 Dollars ($255,456.90).

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 Berrien County, Michigan at 11:00 AM on OCTOBER 29, 2026.

Said premises are located in the Township of Berrien, Berrien County Michigan, and are described as:

Lot(s) 28 of Bridlewood according to the plat thereof recorded in Liber 24 of Plats, Page 27 of Berrien County Records.

6673 Steeplechase Lane, Berrien Springs, Michigan 49103

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. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

Dated: October 1, 2026
File No. 26-009043
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400
(10-01)(10-22)

FIFTH INSERTION

Berrien County
Circuit Court
Case No. 25-0032-CH
NOTICE OF JUDICIAL SALE

The property described below shall be sold at public auction, by an authorized sheriff/deputy sheriff or county clerk/deputy county clerk, to the highest bidder, at the Circuit Court for the County of Berrien on the 10TH OF DECEMBER, 2026 AT 2:00 PM, local time.

On said day at said time, the following described property shall be sold: property located in the TOWNSHIP OF GALIEN, County of Berrien, State of Michigan, particularly described as Part of the Northeast Quarter of Section 19, Township 8 South, Range 19 West, described as follows:

Commencing at the Northeast corner of said West Half of said Quarter Section; thence running South 53 1/3 rods; thence West 12 rods; thence North 53 1/3 rods; thence East 12 rods to the place of beginning.

More commonly known as: 4318 Olive Branch Rd, Galien, MI 49113

This notice is from a debt collector.
Date of Notice: 9/24/2026
Trott Law, P.C.
1606982
(09-24)(10-29)

NOTICE OF ELECTION
NOVEMBER 3, 2026
LINCOLN CHARTER TOWNSHIP GENERAL ELECTION

To the qualified electors of Lincoln Charter Township in the County of Berrien, notice is hereby given that a GENERAL ELECTION will be held in all precincts of Lincoln Charter Township, County of Berrien, State of Michigan, on Tuesday, November 3, 2026. The polls will be open from 7:00 a.m. to 8:00 p.m. Elections will be held at the following locations within Lincoln Charter Township:

Precinct 1 – Lincoln Charter Township Hall
2055 W. John Beers Road, Stevensville, MI 49127
Precinct 2 – The Chapel
4250 Washington Avenue, Stevensville, MI 49127
Precinct 3 – Lakeshore Christian Church
5565 Washington Avenue, Stevensville, MI 49127
Precinct 4 – Lincoln Charter Township Fire Station
2130 W. John Beers Road, Stevensville, MI 49127
Precinct 5 – Berrien County Baptist Church
5940 St. Joseph Avenue, Stevensville, MI 49127

For the purpose of voting on candidates for federal, state, county, school, village, township, and on any ballot, proposals submitted to the electors.

PLEASE TAKE NOTICE that Lincoln Charter Township voters will be voting on the following proposals:

LINCOLN TOWNSHIP POLICE DEPARTMENT MILLAGE RENEWAL

Shall the previously approved increase in the tax limitation imposed by Article IX, Section 6 of the Michigan Constitution in the Charter Township of Lincoln of 1.50 mills, reduced to 1.4706 mills by required rollbacks, be renewed and replaced at up to 1.4706 mills ($1.4706 per $1,000 of taxable value), and levied for a period of 10 years, 2026 through 2035, inclusive, for the purposes of operating the Lincoln Township Police Department, raising an estimated $1,412,749 in the first year the millage is levied. This renewal will replace the existing Lincoln Township Police Department Millage set to expire in 2027 and will be levied beginning December 2026.

LINCOLN TOWNSHIP ROAD MAINTENANCE MILLAGE RENEWAL

Shall the previously approved increase in the tax limitation imposed by Article IX, Section 6 of the Michigan Constitution in the Charter Township of Lincoln of .25 mills, reduced to .2449 mills by required rollbacks, be renewed at up to .2449 mills ($.2449 per $1,000 of taxable value), and levied for a period of 6 years, 2026 through 2031, inclusive, for the purposes of maintenance, repair and replacement of the public roads in Lincoln Charter Township, raising an estimated $235,266 in the first year the millage is levied. This renewal will replace the existing Lincoln Township Road Maintenance Millage set to expire in 2027 and will be levied beginning December 2026.

Copies of the full text of the proposal are available from the Lincoln Charter Township Clerk's Office, 2055 W. John Beers Road, Stevensville, Michigan 49127.

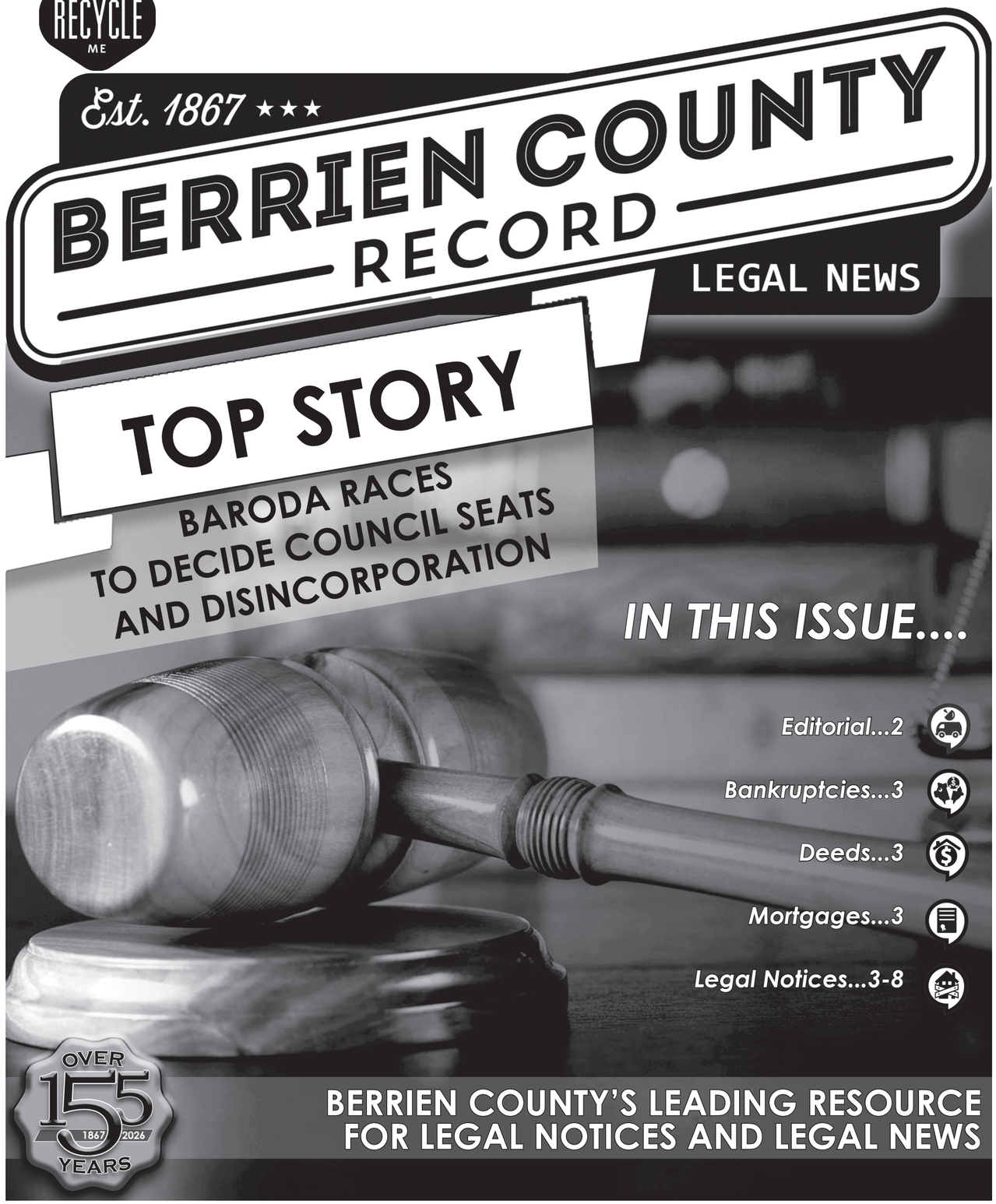
Absentee voter ballots are available for all elections. Registered voters may contact the Township Clerk's Office to obtain an application for an absentee voter ballot.

To comply with the Help America Vote Act (HAVA), voting instructions will be available in audio format and in Braille. Arrangements for obtaining instructions in these alternative formats can be made by contacting the Township Clerk in advance of the election. All polling locations are accessible to voters with disabilities.

Michael Brown
Clerk, Lincoln Charter Township

Lincoln Charter Township
2055 W. John Beers Road
Stevensville, MI 49127
Office Hours: Monday through Friday, 9:00 a.m. to 5:00 p.m.

$1 Volume 157, Issue 42 One Section, 8 Pages Thursday, October 22, 2026



BARODA RACES TO DECIDE COUNCIL SEATS AND DISINCORPORATION

BY DEBRA HAIGHT
BCR Correspondent

BARODA, MI – The issue that has taken center stage in the Baroda area over much of the last year will come to a head this Nov. 3. Baroda Township and Baroda Village voters will decide whether the village should be disincorporated as well as whether Township Clerk Christina Price should be recalled.

In addition, Baroda Village voters will decide a two-way race for village president and a seven-way race for three village council seats. The village president and council races are non-partisan. The president's term is for two years, while the council terms are for four years.

With the disincorporation issue now before voters, Baroda Village and Township officials initially considered forming a disincorporation commission to study the issue after receiving the petitions in late January. That commission was to make a recommendation about putting the matter on the ballot but the commission never ended up meeting.

If the proposal had been placed on the ballot as a result of the disincorporation commission recommendation, it would have required a majority vote in both the village and township to pass. As it stands now, it will require an overall two-thirds vote from village and township residents in favor to be approved.

Residents Jim and Joanna Whitehead started the petition drive and stick by their efforts. Both in fact are getting more involved in the political process as they are running for seats on the Baroda Village Council this November.

They reiterated earlier this month that they pursued the disincorporation idea based "purely on economics" including the conversations they had with other residents who are struggling with high prices and high taxes. They said they favor smaller government and lower taxes.

Those opposed to the disincorporation proposal say that more information is needed before such a drastic step is taken. They also are concerned that such a move would hinder the village's economic and community development into the future.

Resident Angela Tyler was among those who spoke out early on against the disincorporation effort and said recently that she's still opposed to it. She said that residents and business owners she's talked to still have questions and concerns that haven't been answered.

"There are no clear, complete details regarding the short-term and long-term impacts on our infrastructure, including the brick streets, road maintenance, water and sewer systems, and overall economic development," she said. "Voting yes to disincorporate ... is voting yes to uncertainty and chaos."

The recall against Price is an offshoot of the disincorporation issue. Recall organizers targeted Price for recall for her involvement in circulating petitions calling for the village disincorporation including using township resources. The recall was approved after the submission of signatures in late July and the election was called in early September.

In the recall election, Price is running as the Republican nominee for township clerk. She and her husband, Michael, live in Baroda with their family. Michael Price is the Baroda village president. Christina Price was appointed clerk in 2019 and elected to the position in 2020 and 2024.

In a letter to residents, Price wrote that public service is "about much more than what happens behind a desk" and is about people, trust, responsibility and community. She said "Baroda Township is where neighbors know one another, families put down roots, and people step forward when someone needs help."

Price has commented in the past that she supported the disincorporation effort since it started in 2025 and that her involvement in the petition drive was as a private citizen. "I will always support lower taxes and smaller government," she said.

Chelsie Nitz, 36, is running without party affiliation and making her first run for public office. She and her husband, Zach, live in the township with their two daughters. She owns Rising Fire Media Co. where she helps businesses with marketing, social media and communication.

She said she decided to run because she cares deeply about Baroda and want to contribute to the community. She said she knew Baroda as a welcoming, relaxed community when she was growing up but now sees division and tension taking that away. "I want to help bring it back, and I believe that work starts with our local leaders," she said.

She said her goal is to have a clerk's office that is transparent, dependable, and receptive to everyone with residents feeling comfortable raising questions. "They should be able to trust that their concerns will be taken seriously, commitments will be honored, and decisions will be made thoughtfully," she said.

In the village races, Michael Price is facing off with former council member Milton Sluder for village president. The two faced off two years ago as well with Price coming out the victor.

There are seven people running for three four year council seats. Like with the village president race, the council races are non-partisan. Incumbent Steven Hillhouse faces challengers Brad Mattner, Jodi Mattner, Lisa Radde, Doreen Schultz, James Whitehead and Joanna Whitehead. All but the Whiteheads are opposed to the disincorporation proposal.

BERRIEN COUNTY RECORD LEGAL NEWS
USPS 051-600 VOLUME 157 NO. 42
324 East Dewey Street, Suite 200, Buchanan, Michigan 49107
Phone: (269) 695-3878• Fax: (269) 695-3880
(USPS 051-600) Email: info@bcrnews.net

Please contact our office to schedule a meeting.

Cash, check and credit card payments are accepted
Home delivery rates: In-county $40.00 per year
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LEGAL NOTICES
Tami Roberts

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 Berrien County, starting promptly at 11:00 a.m., on November 12, 2026. 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.

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.

Default has occurred in the conditions of a Mortgage (the "Mortgage") made by JON R. MILLER, a single man, as Mortgagor(s), to United Federal Credit Union, as Mortgagee. The Mortgage is dated June 21, 2021 and was recorded July 1, 2021 at Liber 3334, Page 0387 of Berrien County Records. The amount claimed to be due on said Mortgage and unpaid at the date of this Notice is EIGHTY-TWO THOUSAND FOUR AND 34/100 ($82,004.34) DOLLARS, including interest on the applicable indebtedness at a rate of 2.875% per annum. This sum will increase as additional interest, costs, expenses, and attorney fees accrue under the Mortgage and its related note and which are permitted under Michigan law after the date of this Notice.

No legal or equitable proceedings have been instituted to recover the debt secured by the Mortgage, and the power of sale in the Mortgage has become operative by reason of the default. At the date and time as referenced previously in this Notice, the Mortgage will be foreclosed by a sale of the property herein described, or some part of them, at public auction, to the highest bidder, for the purpose of satisfying the amount due and unpaid on the Mortgage, along with interest due, the legal costs and charges of sale as allowed by statute and/or the Mortgage, and any taxes and insurance that the Mortgagee pays on or prior to the date of said sale.

The property mentioned and described in the Mortgage, as located in the City of Niles, County of Berrien, and State of Michigan, are more particularly described as follows:

The West 132.25 feet of Lot(s) 35 of VERNON HEIGHTS ACRES ADDITION according to the plat thereof recorded in Liber 5 of Plats, Page 37 of Berrien County Records; Address: 1402 Marion St., Niles, MI 49120; Tax Parcel No.: 11-73-8200-0035-04-2; together with all existing or subsequently erected or affixed buildings, improvements, and fixtures; all easements, rights of way, streets, roads, alleys, and public places, privileges, and appurtenances, public or private, now or later used in connection with the premises; and all rights to make divisions of the land that are exempt from the platting requirements of all applicable land division or platting acts, as amended from time to time.

ATTENTION PURCHASERS: the foreclosing Mortgagee reserves the right to cancel the sale prior to sale or to rescind this sale at any time. In that event, your damages, if any, will be limited solely to the return of the bid amount tendered at the sale, plus interest. If the mortgaged 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. The length of the redemption period will be six (6) months from date of sale, unless the redemption period is shortened pursuant to MCL 600.3241a or MCL 600.3238, in which case the redemption period shall be 30 days from the date of sale or as otherwise provided by statute.

DATED: October 15, 2026

ANDREW W. BARNES (P70571) BUTZEL LONG P.C.

ATTORNEYS FOR UNITED FEDERAL CREDIT UNION
317 Center Street
South Haven, MI 49090
269-287-2010
(10-15)(11-05)

VARNUM LLP Attorneys
P.O. Box 352
Grand Rapids, MI 49501

NOTICE OF MORTGAGE FORECLOSURE AND SALE THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

Notice is hereby given that by virtue of a Judgment by the Berrien County Circuit Court in the matter of United Federal Credit Union v. Magna Properties, LLC, et al., Case No. 25-0242-CB, presided over by Hon. Donna B. Howard (the "Judgment"), the property described below will be sold at public sale to the highest bidder for cash or cashier's check, by or under the direction of the Sheriff/Clerk for the County of Berrien, at the Berrien County Courthouse, 811 Port Street, Street, Joseph, Michigan 49085, in the 2nd floor - Large Conference Room, commencing at 1:30 p.m., local time on Wednesday, December 9, 2026, as one unit, in accordance with MCL 600.3125 and the Judgment.

The sale is conducted pursuant to the Judgment entered in favor of United Federal Credit Union ("Plaintiff" or "UFCU") against Magna Properties, LLC, et al. ("Defendants"), Case No. 25-0242-CB, entered on September 9, 2026, adjudging indebtedness in the amount of $2,704,831.69 as of May 15, 2026, with interest accruing thereafter at the daily rate of $363.86, plus all costs and expenses and actual attorneys' fees, and authorizing foreclosure of the mortgage. The amount due may be greater on the day of sale.

The Mortgage granted by MAGNA PROPERTIES LLC dated October 3, 2017 and recorded on October 9, 2017 in Liber 3185, Page 2760 in the Berrien County Register of Deeds, together with the Modification of Mortgage dated May 24, 2018 and recorded on May 29, 2018 in Liber 3206, Page 3230 in the Berrien County Register of Deeds, and the Assignment of Rents dated October 3, 2017 and recorded on October 9, 2017 in Liber 3185, Page 2775 in the Berrien County Register of Deeds (collectively, the "Mortgage"), is declared to be a valid mortgage lien on and against the property.

The property will be sold together with all rights and interests foreclosed under the Judgment, as a single unit, and is described as follows:

Land situated in the City of Buchanan, County of Berrien, State of Michigan, described as:

Lot 3 of ASSESSOR'S PLAT NO. 1 TO THE CITY OF BUCHANAN, according to the plat thereof, as recorded in Liber 24 of Plats, page 2 of Berrien County Records. EXCEPTING THEREFROM Beginning at the Southwest corner of said Lot 3; thence North 09 degrees 51 minutes 57 seconds West, along the Westerly line of Lot 3 of said plat, 349.82 feet (recorded as North 09 degrees 51 minutes 30 seconds West 349.76 feet); thence South 89 degrees 57 minutes 30 seconds West 105.53 feet (recorded as West 105.50 feet) to the Westerly line of Lot 3; thence North 18 degrees 45 minutes 27 seconds West (recorded as North 18 degrees 50 minutes West), along said line, 67.45 feet; thence North 80 degrees 26 minutes 12 seconds East 294.84 feet; thence South 28 degrees 29 minutes 21 seconds East 172.77 feet; thence Southwesterly 269.95 feet along a curve to the right with a radius of 580.80 feet, said curve having a chord bearing and distance of South 19 degrees 55 minutes 24 seconds West 267.52 feet (recorded as 270.14 feet with a chord bearing and distance of South 19 degrees 53 minutes 19 seconds West 267.71 feet); thence South 33 degrees 13 minutes 44 seconds West 64.72 feet (recorded as South 33 degrees 09 minutes West 64.65 feet) to the Northerly line of Front Street and the South line of said Lot 3; thence North 89 degrees 55 minutes 55 seconds West, along said line, 59.37 feet (recorded as North 89 degrees 50 minutes West 59.61 feet) to the point of beginning.
Common Address: 500 E 3rd Street, Buchanan, Michigan 49107 Tax Parcel No.: 11-58-0700-0003-04-0

Pursuant to the Judgment and a post-default Forbearance Agreement between Magna Properties LLC and UFCU, Magna
Properties LLC expressly waived its statutory right of redemption under MCL 600.3140, and the Court has found such waiver to be valid and enforceable. There being no other party with a right of redemption with respect to the property, no redemption period shall apply. Upon confirmation of the foreclosure sale, the Sheriff's Deed shall immediately become operative and shall vest in the grantee named in the Sheriff's Deed and its heirs, or assigns, all the right, title and interest which Magna Properties, LLC had as of October 3, 2017 or at any time thereafter. Upon confirmation of the foreclosure sale and execution of the Sheriff's Deed, the purchaser(s) of the property at the foreclosure sale shall be let into immediate possession of the property.

VARNUM LLP
Attorneys for Plaintiff
Steven T. Buquicchio
333 Bridge Street NW, Suite 1700
Grand Rapids, Michigan 49504
(616) 336-6000
(10-15)(11-19)

THIRD INSERTION

NONE TO REPORT

NOTICE OF INTENT TO ISSUE
WATER SUPPLY SYSTEM REVENUE BONDS
TO THE ELECTORS OF THE CITY OF BUCHANAN

PLEASE TAKE NOTICE that the City Commission of the City of Buchanan (the "City") intends to issue bonds, in one or more series, in an amount of not to exceed $2,500,000 (the "Bonds").

The Bonds shall be issued to pay the cost to design, purchase, acquire and construct improvements to the City's Water Supply System, including without limitation, identification of and replacement of service lines, including without limitation, the replacement of lead, galvanized and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy's Lead and Copper Rules, restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work, equipment, and appurtenances necessary or incidental to these improvements and such other improvements to the Water Supply System as the City may determine to make, and to pay the costs of issuing the Bonds and capitalized interest, if any.

The Bonds of this issue shall mature within the maximum terms permitted by law with interest on the unpaid balance at a rate not to exceed the maximum rate permitted by law payable over not more than forty (40) years from the date of issuance of the Bonds. The Bonds shall be issued pursuant to Act 94, Public Acts of Michigan, 1933, as amended.

SOURCE OF PAYMENT

The principal of and interest on the Bonds shall be payable from the net revenues derived from the operation of the Water Supply System. In addition, the Bonds may be secured by the full faith and credit of the City as limited by applicable constitutional, statutory, and charter limitations on the taxing power of the City. In addition, the Bonds may be secured by a pledge of the state revenue sharing payments that the City is eligible to receive from the State of Michigan.

RIGHT OF REFERENDUM

The Bonds will be issued without a vote of the electors approving such Bonds, unless, within 45 days from the date of publication of this Notice of Intent, a petition requesting a referendum, signed by not less than 10% or 15,000 of the registered electors residing within the limits of the City, whichever is lesser, shall have been filed with the Clerk of the City or other recording officer of the City requesting a referendum upon the question of the issuance of the Bonds. If such a petition is filed, the Bonds shall not be issued until approved by the vote of a majority of the electors residing within the City qualified to vote and voting thereon at a general or special election.

This Notice is published pursuant to the requirements of Section 33 of Act 94.

Kalla Langston-Weiss, Clerk

PUBLIC NOTICE
BERTRAND CHARTER TOWNSHIP
COUNTY OF BERRIEN, STATE OF MICHIGAN

PUBLIC ACCURACY TEST

TO THE QUALIFIED ELECTORS OF BERTRAND CHARTER TOWNSHIP, BERRIEN COUNTY, MICHIGAN:

NOTICE IS HEREBY GIVEN that the Public Accuracy Test for the electronic equipment that will be used for the **November 3, 2026**, **General Election** has been scheduled for: Wednesday, October 28, at 11 a.m.

Bertrand Township Hall
3835 Buffalo Road
Buchanan, MI 49107

The Public Accuracy Test is conducted to demonstrate that the computer programming used to tabulate the votes cast at the election meets the requirements of Michigan Election Law.

Sheryl Miller
Bertrand Charter Township Clerk

Soble PLC | 31800 Northwestern Hwy. Suite 350 | Farmington Hills, MI 48334 | 888-789-1715

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER ABOVE IF YOU ARE IN ACTIVE MILITARY DUTY.

ATT: PURCHASERS: This sale may be rescinded by the foreclosing mortgagee, in that event, your damages, if any shall be limited solely to the return of the bid amount tendered at sale, plus interest.

MORTGAGE SALE – Default has been made in the conditions of a certain mortgage made by JAMES BUFALINO, on behalf of The Meeting House at Fidelity Apartments LLC, whose address is 17888 Mack Avenue, Suite 3, Grosse Pointe, MI 48230, to R & J Group Holdings LLC, mortgagee, dated March 12, 2025, and recorded February 26, 2026, in Liber 3470, Page 4366, Berrien County Records and on which mortgage there is claimed to be due at the date hereof the sum of One Million One Hundred Sixty Thousand and 00/100 ($1,160,000.00) Dollars, including interest at 14.5% per annum.

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 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 of the Courthouse in St. Joseph, Michigan, in the 2nd floor jury room, at 11:00 a.m., on November 19, 2026. 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.

Said premises are situated in the City of Benton Harbor, Berrien County, Michigan, described more particularly as follows:

PARCEL 1: That part of Lots 1, 2 and 12, Block 43, Antisdale's Addition to the Village of Benton Harbor, according to the Plat thereof as recorded October 10, 1879 in Liber 2 of Plats, page 3, described as follows:

Commencing 8 feet 1 inch North 39° West from the Northeast corner of said Lot 2; thence Southwesterly at right angles to Pipestone Street 100 feet to Alley; thence North 40° 19' West along Alley to Easterly line of Michigan Street; thence Northeasterly along Michigan Street to Pipestone Street, thence Southeasterly along Pipestone Street to the place of beginning. PARCEL 2: Also entire Lots 3, 4 and 5, and that part of Lots 2 and 12, Block 43, Antisdale's Addition to the Village of Benton Harbor, according to the Plat thereof recorded October 10, 1879 in Liber 2 of Plats, Page 3, described as follows: Commencing 8 feet 1 inch North 39° West from the Northeast corner of Lot 2; thence Southwesterly at right angles to Pipestone Street 100 feet to Alley; thence South 40°19' East 35 feet to angle in Southwesterly line of Lot 3; thence Northerly to Southwest corner of Lot 3; thence Northeasterly 90 feet to Northwest corner of Lot 3; thence North 39° West 8 feet 1 inch to beginning. PARCEL 3: Also the Northwesterly 28 feet 7 inches of Lot 6, Block 43, Antisdale's Addition to the Village of Benton Harbor, according to the Plat thereof recorded October 10, 1879 in Liber 2 of Plats, Page 3. PARCEL 4: Also an unnumbered parcel lying between Lots 4 and 5, Block 43, Antisdale's Addition to the Village of Benton Harbor, according to the Plat thereof recorded October 10, 1879 in Liber 2 of Plats, Page 3.

Commonly known as: 162 Pipestone St, Benton Harbor, MI 49022 and 178 Pipestone St, Benton Harbor, MI 49022 Parcel ID nos.: 11-51-0500-0001-00-7 and 11-51-0500-0003-01-8

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a or MCL 600.3241a, in which case the redemption period shall be 1 month from the date of such sale, or as to MCL 600.3241a only, 15 days from the MCL 600.3241A(b) notice, whichever is later. If the above-referenced property is sold at a foreclosure sale under Chapter 600 of the Michigan Compiled Laws, 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.

Dated: October 13, 2026

Mortgagor: James Bufalino, on behalf of The Meeting House at Fidelity Apartments LLC 17888 Mack Avenue, Ste. 3 Grosse Pointe, MI 48230
Mortgagee: R & J Group Holdings LLC c/o Soble PLC 31800 Northwestern Hwy., Ste. 350 Farmington Hills, MI 48334 (888) 789-1715 Attorneys: Soble PLC 31800 Northwestern Hwy., Ste. 350 Farmington Hills, MI 48334 888 789 1715

(10-22)(11-12)

SECOND INSERTION

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 Berrien County, starting promptly at 11:00 AM on NOVEMBER 12, 2026. 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 LAWRENCE J. WILSON, to Mortgage Electronic Registration Systems, Inc., as nominee for Amerisave Mortgage Corporation, its successors and assigns, Mortgagee, dated May 26, 2025 and recorded June 3, 2025 in Liber 3451, Page 4452 Berrien County Records, Michigan. Said mortgage is now held by U.S. Bank Trust National Association, not in its individual capacity but solely as Delaware Trustee of GS Mortgage-Backed Securities Trust 2026-CES2, by assignment.

There is claimed to be due at the date hereof the sum of Seventy Thousand Four Hundred Twenty and 1/100 Dollars ($70,420.01).

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 Berrien County, Michigan at 11:00 AM on NOVEMBER 12, 2026.

Said premises are located in the Township of Coloma, Berrien County Michigan, and are described as:

UNIT 21, LAKE POINTE OF COLOMA, ACCORDING TO THE MASTER DEED, RECORDED JULY 3, 1984, IN LIBER 19 OF CONDOMINIUMS, PAGES 3 THROUGH 49 INCLUSIVE; AMENDED BY FIRST AMENDMENT TO MASTER DEED, RECORDED SEPTEMBER 20, 1988, IN LIBER 19 OF CONDOMINIUMS, PAGES 50 THROUGH 64, INCLUSIVE; AMENDED BY SECOND AMENDMENT TO MASTER DEED, RECORDED JUNE 20 1989, IN LIBER 19 OF CONDOMINIUMS, PAGES 65 THROUGH 84, INCLUSIVE; AND AMENDED BY THIRD AMENDMENT TO MASTER DEED, RECORDED APRIL 25, 1996, IN LIBER 19 OF CONDOMINIUMS, PAGES 85 AND 86, BERRIEN COUNTY RECORDS, AND DESIGNATED AS BERRIEN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 19, WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN SAID MASTER DEED AND AS DESCRIBED IN THE MICHIGAN CONDOMINIUM ACT AS AMENDED (BEING SECTION 559.101 THE COMPILED LAWS OF 1948 AND ACT 59 OF THE PUBLIC ACTS OF 1989, AS AMENDED).

5959 Paw Paw Lake Road, Unit No. 21, Coloma, Michigan 49038

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. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

Dated: October 15, 2026
File No. 26-008816
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400
(10-15)(11-05)

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 be foreclosed by a sale of the mortgaged premises, or some part of them, at public auction sale to the highest bidder for cash or cashier's check at that place where Circuit Court is held in Berrien County, Michigan, starting promptly at 11:00 a.m., on November 19, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at 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 Commercial Mortgage ("Mortgage") to secure an indebtedness in the original amount of $100,000.00, from LTLLT, LLC, a Michigan limited liability company, to Velocity Commercial Capital, LLC, the Original Mortgagee, dated March 12, 2019, recorded on March 14, 2019, at Instrument No. 2019241478, Liber 3232, Page 711 of the Records of the Berrien County Register of Deeds, as assigned to U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2019-2, the Current Mortgagee, by virtue of an assignment recorded at Instrument No. 2020283154, Liber 3284, Page 1497 of the Records of the Berrien County Register of Deeds, on which Mortgage there is claimed to be due the principal amount of $117,959.88 as of September 30, 2026, plus regular interest accruing on the principal at the rate of 9.74% per annum, plus default interest on the principal at the rate of 4.0% per annum, plus loan fees that continue to accrue thereafter, plus late charges, corporate advances, and escrow advances that continue to accrue thereafter, plus any applicable contractual prepayment penalty, plus legal fees and costs. No suit or proceeding at law has been instituted to recover the debt secured by said Mortgage or any part thereof.

Said premises are commonly known as 1171 - 1179 Colfax Avenue, Benton Harbor, MI 49022, situated in Berrien County, Michigan, and are described as follows:

Land situated in the City of Benton Harbor, County of Berrien, State of Michigan, is described as follows: That part of Lot(s) 3, ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 10 of Plats, page 2 of Berrien County Records, described as follows, to-wit: Commencing in the center of Colfax Avenue at a point 795 feet North of the Quarter post on the West side of said Section 30; thence East 158 feet; thence North 120 feet; thence West 158 feet to the center line of Colfax Avenue; thence South, along the center line of Colfax Avenue 120 feet to the place of beginning. Tax Parcel Number(s): 11-51-0803-0003-03-8

Notice is further given that the length of the redemption shall be six months from the date of sale. 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.

If the mortgaged premises is sold at a foreclosure sale under MCL Chapter 600, under section 3278, the Mortgagor will be held responsible to the person who buys the mortgaged premises at the mortgage foreclosure sale for damaging the mortgaged premises during the redemption period.

This Instrument Prepared By: Zachary D. Prendergast, Esq.
Robbins Kelly Patterson & Tucker
312 Elm Street, Suite 2200
Cincinnati, Ohio 45202
Phone: (513) 721-3330
Fax: (513) 721-5001
E-Mail: zprendergast@rkpt.com
(10-15)(11-05)

CITY OF BENTON HARBOR
ORDINANCE NOTICE

Notice to the Residents of the City of Benton Harbor and other interested parties:

At a regular meeting of the Benton Harbor City Commission held on October 19, 2026, the following ordinance was updated, all of which can be viewed in full on the City of Benton Harbor's website: www.bhcity.us or by contacting the City Clerk's office by email: tmoore@bhcity.us, phone: 269-927-8408, or in person at: 200 E Wall St, Benton Harbor, MI 49022

Michigan Gas Utilities Corporation Franchise

Grants Michigan Gas Utilities Corporation, its successors and assigns, a 30-year franchise to use City streets, alleys, and public places to construct, maintain, and operate a gas distribution system. Provides for notice of planned work, restoration, public safety, indemnification, and rates regulated by the Michigan Public Service Commission. The franchise is revocable unless approved by three-fifths of electors voting on the question. Repeals Ordinance No. 703-94 and amendments. Effective on the latter of the company's written acceptance, to be filed within 60 days after enactment, or the day following publication.

Tiffany Moore
City of Benton Harbor Clerk

WEST MI BANKRUPTCIES

NOTE: THESE INCLUDE ALL OF THE WEST MICHIGAN BANKRUPTCIES DECIDED BY THE U.S. DISTRICT COURT FOR THE WESTERN DISTRICT OF MICHIGAN

MICHAEL A. GRADY AND AMBER M. GRADY 13
BRANDIE L. PENNING 13
JENNIFER L. CONNERS 13
MICHAEL S. CROY AND ANGELA J CROY 13
LISA M. PATRICK 13
BROOKE A. SHAW 13
MACKENZIE L. BUNN 7
MARILYN KAY COLLARD 7
TAYLAR M. DONLEY 7
TARA A BURGEN 7
MARK A. LOPEZ 7
SAMUEL ADAM B. OSWALT AND JESSICA EVE OSWALT 7
JAMIE LESK 7
DERRICK ANTHONY KOPULOS 7
PAUL EDWARD EAGLE 13
ANN MARIE HOLMES 13
ADRIAN W. JOSEPH-TODD 7
JEFFREY SIZEMORE 7
SANTIAGO THOMAS 7
KEVIN ANGELO SMITH 7
STEVEN GEORGE CHANDLER 7
ERICA HULL 7
KAITLYNN A. KARL7
RUSSELL ERIC STEELE 7
RICHARD JOHN KAKOWSKI AND PATRICIA JEANNE KAKOWSKI 7
THOMAS MURLIN VAUGHN AND LISA MARIE VAUGHN 7
GREGORY ALLEN SUSICK, JR. 7
DEBRA KAY BEETS 13
TIA R SPRATT 7
THOMAS JAY REETZ 7
JACOB DUFOUR KOBASIC AND VALINE RAE KOBASIC 7
CLIFTON ADAM PERRY AND LEIGH ANN-ESTELLA PERRY 7
JASON A. ZEEK AND KATIE L. ZEEK 7
AARON S. DAVID, JR. AND KIMBERLY DAVID 7
BENSHOOF AND VANDERKOLK
CHRISTINE LYNN TAYLOR 13
KELLY ANDRICK 13
MARSHAWN GRAHAM 13
SEAN PATRICK O'NEILL 13
JASON A. WHITCOMB 13
BRADLEY M DENOYER 13
MICHELLE NICOLE YUHAS 7
AARON PAUL KLOTZ 7
WILLIAM ALAN RYDER AND SUSAN LYNN RYDER 7
JACOBO RODRIGUEZ RIOS 7
MATTHEW NATHAN-LILES CARLSON 7
KRISTIE MICHELLE PIPER 7
BRIDGETT ERNA MCGEE 7
FELICIA ALAINE SMITH 7
RICHARD DAVID MUSKOVIN, II AND DANIELLE MARIE MUSKOVIN 13
ROGER MICHAEL ROSE 13
KATHRYN M. DEBRAUX 13
RACHAEL RODRIGUEZ-LUNA 13
LISA ANNE GREENE 7
MELISSA JEAN LEWIS 7
MELVIN PHET VONGVAY 7
KEISHA MAIRICE POINTER 7
LYDIA MARTINEZ 7
TIMYIA RILEY 7
DANIEL LEE MILLIMAN, JR. AND MONICA JOANN MILLIMAN 7
GARY W. GABBARD, JR. 7
DAVID JOSEPH SCHNEIDER, II 7

DEEDS
PUBLISHED ONLINE

RECORDED MORTGAGES
PUBLISHED ONLINE

DISCHARGED MORTGAGES
PUBLISHED ONLINE

FIRST INSERTION

STATE OF MICHIGAN
PROBATE COURT
BERRIEN COUNTY
NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
2026-0823-DE-R
Court address
811 Port St., St. Joseph, MI 49085
Court telephone no.
269.983.7111

Estate of James R. Damouth Date of Birth: December 16, 1943

TO ALL CREDITORS:
NOTICE TO CREDITORS:

The decedent James R. Damouth, died August 9, 2026.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Tara Smith personal representative, or to both the probate court at 811 Port Street, St. Joseph, Michigan 49085 and personal representative within four months after the date of this publication of this notice.

Dated: September 30, 2026
Tara J Smith
10187 Wescott Drive
Granger, IN
46530
(10-22)

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF BERRIEN
NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
2026-000876-DE-J
Court address
811 Port St., St. Joseph, MI 49085
Court telephone no.
269.983.7111

Estate of Donald William Bryant Jr. Date of Birth: 5-26-1940

TO ALL CREDITORS:
NOTICE TO CREDITORS:

The decedent Donald William Bryant Jr, died 9-4-2026.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Susan Elizabeth Bryant personal representative, or to both the probate court at 811 Port Street, St. Joseph, Michigan 49085 and personal representative within four months after the date of this publication of this notice.

Pro per
Susan Elizabeth Bryant
16526 Bakertown Rd
Buchanan, MI 49107
269-697-9313
(10-22)

STATE OF MICHIGAN
JUDICIAL CIRCUIT
- FAMILY DIVISION
BERRIEN COUNTY
PUBLICATION OF
NOTICE OF HEARING
REGARDING PETITION
FOR NAME CHANGE
CASE NO. and JUDGE
2026-0912-NC-J
Hon. Paul S. Jancha
Court address
811 Port St., St. Joseph, MI 49085
Court telephone no.
269.983.7111

In the matter of X'Zavier J.D. Walker-Albert-Wilson TO ALL PERSONS including: (specify non-custodial parent's name here, if applicable) whose address is unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: Betty Walker has filed a petition for name change. A name change hearing will be held on December 22nd, 2026 at 9:15AM at 811 Port Street, St. Joseph, MI 49085 in Courtroom 327 via Zoom (meeting ID: 623-630-9245) before Judge Paul S. Jancha to change the name of X'Zavier J.D. Walker-Albert-Wilson to X'Zavier Walker Wilson
. (10-22)

STATE OF MICHIGAN
KENT COUNTY
17TH CIRCUIT COURT
NOTICE TO
NONSURRENDERING PARENT

Take notice that on October 15, 2026, **a newborn baby, born October 15, 2026, was surrendered at Corewell Health Lakeland-Niles Hospital, in Niles, Michigan, in Berrien County**, under Michigan's Safe Delivery of Newborns Law, MCL 712.1 et seq.

As the nonsurrendering parent of this child, you have the right to file a petition for custody of the child. You must file this petition within 28 days after the date of this notice with the Kent County 17th Circuit, located at 180 Ottawa Ave NW, Grand Rapids, MI 49503.

After the 28 days, there will be a hearing to terminate your rights. There will be a public notice of this hearing; however, the notice will not contain your name. You will not receive a personal notice of the hearing. You, as the parent, may call Grant Me Hope, located at 930 Interchange Dr., Holland, MI 49423, at 616-403-5657, for further information.

(10-22)

STATE OF MICHIGAN
JUDICIAL CIRCUIT
- FAMILY DIVISION
BERRIEN COUNTY
PUBLICATION OF
NOTICE OF HEARING
REGARDING PETITION
FOR NAME CHANGE
CASE NO. and JUDGE
2026-0897-NC-M
Hon. Mabel Johnson Mayfield
Court address
811 Port St., St. Joseph, MI 49085
Court telephone no.
269.983.7111

In the matter of Joshua Adam Igert
TO ALL PERSONS including: (specify non-custodial parent's name here, if applicable) whose address is unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: Joshua Adam Igert has filed a petition for name change. A name change hearing will be held on November 24th, 2026 at 9:00AM at 811 Port Street, St. Joseph, MI 49085 in Courtroom 405 via Zoom (meeting ID: 476-560-8723) before Judge Mabel Johnson Mayfield to change the name of Joshua Adam Igert to Joshua Adam Volkov.

(10-22)

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF BERRIEN
NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
2026-0868-DE-R
Hon. Brian S. Berger
Court address
811 Port St., St. Joseph, MI 49085
Court telephone no.
269.983.7111

Estate of Albert Marshall, Jr., Deceased. Date of Birth: February 12, 1929

TO ALL CREDITORS:
NOTICE TO CREDITORS:

The decedent Albert Marshall, Jr., Deceased, died August 17, 2021.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Marshall Lee Jensen, Jr. personal representative, or to both the probate court at 811 Port Street, St. Joseph, Michigan 49085 and personal representative within four months after the date of this publication of this notice.

Dated: October 21, 2026
Marshall Lee Jensen, Jr.
4472 Wee Chik Road
Sawyer, MI 49125
(269) 208-7806
JENNINGS LAW OFFICE, PC
Craig P. Jennings P46953
610 Ship Street, Suite 200
St. Joseph, MI 49085
(269) 983-0551
(10-22)

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF BERRIEN
NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
Court address
811 Port St., St. Joseph, MI 49085
Court telephone no.
269.983.7111

Estate of Vickie Darlene Arellano Date of Birth: September 3, 1954

TO ALL CREDITORS:
NOTICE TO CREDITORS:

The decedent Vickie Darlene Arellano, died July 31, 2026.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Malissa Naugher personal representative, or to both the probate court at 811 Port Street, St. Joseph, Michigan 49085 and personal representative within four months after the date of this publication of this notice.

Malissa Naugher
51845 Pennyroyal Lane
Granger, IN 46530
(10-22)

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF BERRIEN
PUBLICATION OF
NOTICE OF HEARING
FILE NO.
2026-0809-CA

In the matter of Leo Smith

TO ALL PERSONS including: All unknown heirs/interested parties whose address is unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: A hearing will be held on November 10th, 2026 at 9:00 a.m/ at 701 Main Street, St. Joseph, MI 49085 before Judge Jancha P72978 for the following purpose:

Appoint: Michiana Guardianship Services
As: Legal Conservator
Of: Leo Smith
Dated: 10/16/2026
Royalton Manor
288 Peace Blvd
St. Joseph, MI 49085
269-556-9050
Titus G. Donnell P87307
33 N 3rd St., Suite 300
Columbus, OH 43215
614-420-4966
(10-22)

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 Berrien County, starting promptly at 11:00 AM, on December 3, 2026. 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): JUSTIN BAUSHKE AND HEATHER ELAINE BAUSHKE, 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): Rocket Mortgage, LLC successor by merger to Nationstar Mortgage LLC

Date of Mortgage: July 12, 2021

Date of Mortgage Recording: July 12, 2021

Amount claimed due on date of notice: $132,784.76

Description of the mortgaged premises: Situated in CITY OF NILES, Berrien County, Michigan, and described as:

Lot Numbered 3 of Westfield according to the plat thereof recorded in Liber 11 of Plats, Page 35 of Berrien County Records.

Common street address (if any): 18 Grand Ave, Niles, MI 49120-3105

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: October 22, 2026

Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1609455
(10-22)(11-12)

ATTN 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.

ATTN PURCHASERS: This sale may be rescinded where required by law. The foreclosing mortgagee will not otherwise attempt to retroactively set aside a lawfully conducted sale without your express written consent. In that event, your damages cannot be unilaterally disclaimed; rather, you will be justly compensated for your cooperation and/or inconvenience.

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 Berrien County, starting promptly at 11:00 a.m. on Thursday, November 19, 2026. 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 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 given by 217 CLAY, LLC, mortgagor, to Gerlach Family Trust, mortgagee, dated September 11, 2024, and recorded September 20, 2024 in Liber 3434, Page 3758, Berrien County Records. There is claimed to be due on such mortgage the sum of four hundred ten thousand dollars ($410,000.00) including principal and interest.

The premises are located in the City of New Buffalo, Berrien County, Michigan, and are described as:

That part of Block 219, Virginia Addition to the Town, now City, of New Buffalo, Berrien County, Michigan, according to the Plat thereof; recorded in Book "E" of Deeds, page 291, described as follows:

Commencing at a point on the Northwesterly line of said Block 219, a distance of 102.00 feet South 60 degrees West of the Northerly most corner of said Block 219; thence South 29 degrees 20 minutes 49 seconds East 148 feet; thence South 60 degrees West 30 feet; thence North 29 degrees 20 minutes 40 seconds West 16 feet; thence South 60 degrees West 66 feet; thence North 30 degrees West 132 feet to the Northerly line of said Block 219; thence North 60 degrees East; on said North line, 96 feet to the place of beginning.

Tax ID: 6282000219081 c/k/a 217 Clay, New Buffalo, MI 49117

The redemption period shall be six 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.

Dated: October 15, 2026
Eric K. Wein, Esq.
Attorney for Mortgagee
22200 W. Eleven Mile Rd., Suite 3071
Southfield, MI 48037 248 559-6400
(10-22)(11-12)

FORECLOSURE NOTICE (ALL COUNTIES) AS A DEBT COLLECTOR, WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED 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.

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 Berrien County, starting promptly at 11:00 AM a.m./p.m. on November 19, 2026. 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 having been made in the terms and conditions of a certain mortgage made by DAVID GANUS AND JANET M. GANUS FKA JANET M. CALLAHAN of Berrien County, Michigan, Mortgagor to Fifth Third Bank (Western Michigan) dated the 14th day of March, 2006, and recorded in the office of the Register of Deeds, for the County of Berrien and State of Michigan, on the 26th day of April, 2006, Liber 2705, Page 1947, of the Berrien County Records on which mortgage there is claimed to be due, at the date of this notice, for principal of $36,223.80 plus accrued interest at 6.75000% percent per annum.

Which said premises are described as follows:

All that certain piece or parcel of land situated in the Township of Buchanan, in the County of Berrien and State of Michigan and described as follows to wit:

Part of the Northwest quarter of Section 14, Township 7 South, Range 18 West, also part of the Northeast quarter of Section 15, Township 7 South, Range 18 West, Buchanan Township, Berrien County, Michigan, described as follows: Beginning at a point 153.6 feet North of the West quarter post and on the West section line of said Section 14, thence North 506.4 feet, more or less, to the North line of the South half of the Southwest quarter of the Northwest quarter of said Section 14, thence East 356.1 feet along said North line, thence South 506.4 feet, more or less, to a point 153.6 feet North of the center section line of said Section 14, thence West 356.1 feet and parallel to said center section line of said Section 14 to the point of beginning. Also all that part of the Northeast quarter of said Section 15, bounded on the East by section line between Sections 14 and 15, and on the West by the highway and on the North by a line running West as an extension of the North line of the South half of the Southwest quarter of the Northwest quarter of said Section 14, being in Buchanan Township, Berrien County, Michigan.
Commonly known as: 13999 North Main Street, Buchanan, MI 49107 Tax ID: 06-0014-0002-02-2

If the property is sold at a foreclosure sale the borrower, pursuant to MCLA 600.3278 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. The redemption period shall be six months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. FinCEN reporting will be required of all successful purchasers, absent a lawful exception.

Dated: October 22, 2026
Weltman, Weinberg & Reis Co., L.P.A.
5990 West Creek Road, Suite 200
Independence, OH 44131
216-739-5100
WWR # 23-000927-3
(10-22)(11-12)

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 Berrien County, starting promptly at 11:00 AM on NOVEMBER 19, 2026. 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 JAMES E. DORTCH AND REGINA DORTCH, to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, its successors and assigns, Mortgagee, dated February 6, 2004 and recorded February 17, 2004 in Liber 2481, Page 845 and Loan Modification recorded on October 29, 2013, in Liber 3055, Page 1189, and Loan Modification recorded on November 19, 2019, in Liber 3256, Page 2837, Berrien County Records, Michigan. Said mortgage is now held by THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES,SERIES 2004-3, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Eighty-Three Thousand Three Hundred Eight and 95/100 Dollars ($283,308.95).

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 Berrien County, Michigan at 11:00 AM on NOVEMBER 19, 2026.

Said premises are located in the Township of Oronoko, Berrien County Michigan, and are described as:

Lot 5, Shaker Landing, according to the plat thereof, recorded October 28, 1963, in liber 19 of plats, page 41.
8723 Meadowlark Lane, Berrien Springs, Michigan 49103

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. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

Dated: October 22, 2026
File No. 26-010147
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400
(10-22)(11-12)

NOTICE the minutes of the Berrien County Board of Commissioner Meetings held THURSDAY, OCTOBER 15, 2026 are available in the County Clerk's office at 701 Main Street, St. Joseph, MI
Publish OCTOBER 22, 2026

The Village of Stevensville Zoning Board of Appeals will hold a Public Hearing on Tuesday, November 10, 2026 at 5:30pm at the Village Hall, 5768 St. Joseph Ave, Stevensville, MI 49127, to consider a variance request to construct a 1,200-square-foot addition to an existing accessory structure, exceeding the maximum allowable aggregate square footage at 5415 St. Joseph Ave, Stevensville, MI 49127. Written comments may also be received at the address above or by emailing manager@villageofstevensville.us prior to the date and time of the hearing. For further information, contact the Village Hall at 269-429-1802.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, MAY BE DEEMED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT 13010 Morris Road, Suite 450, Alpharetta, GA 30004 ph:470-321-7112

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 BERRIEN County, starting promptly at 11:00 A.M on November 19, 2026. 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): KATIE E. DENHAM AND JASON E. TILLEY. Default has been made in the conditions of a Mortgage made by KATIE E. DENHAM AND JASON E. TILLEY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR QUICKEN LOANS INC., for a mortgage dated October 18, 2019, and recorded on October 24, 2019, in Liber 3253 Page 3356 in the Berrien County Records.

Said mortgage was assigned by said Mortgagee to ROCKET MORTGAGE, LLC, as documented by an assignment dated September 23, 2026, and recorded in the BERRIEN County Records, on which Mortgage there is claimed to be due at the date hereof the sum of $115,591.72. 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 BERRIEN County, Michigan on November 19, 2026 at 11:00 A.M.

Said premises are located in the city of BARODA in BERRIEN County, Michigan and are described as:

LAND SITUATED IN THE TOWNSHIP OF BARODA IN THE COUNTY OF BERRIEN IN THE STATE OF MI THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 19 WEST, BARODA TOWNSHIP, BERRIEN COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING 9 RODS SOUTH OF THE WEST QUARTER POST OF SAID SECTION 23; THENCE EAST 9 RODS; THENCE SOUTH 9 RODS; THENCE WEST 9 RODS; THENCE NORTH 9 RODS TO THE PLACE OF BEGINNING. Property Address: 10139 CLEVELAND AVE., BARODA, MI 49101 Tax ID No. 02-0023-0003-01-1

The redemption period shall be Six (6) months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If this 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 sale or to the Mortgage holder for damaging the property during the redemption period.

ROCKET MORTGAGE, LLC,
Mortgagee/Assignee
October 22, 2026
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Mortgagee/Assignee
13010 Morris Road, Suite 450
Alpharetta, GA 30004
Telephone: 470-321-7112
Facsimile: 404-393-1425
Service Email: MIFCLTeam@raslg.com
(10-22)(11-12)

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, MAY BE DEEMED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT 13010 Morris Road, Suite 450, Alpharetta, GA 30004 ph:470-321-7112 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 BERRIEN County, starting promptly at 11:00 A.M on November 19, 2026. 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 L. WATSON. Default has been made in the conditions of a Mortgage made by LINDA L. WATSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR LOANDEPOT.COM, LLC, for a mortgage dated May 24, 2023, and recorded on May 30, 2023, in Liber 3404 Page 3754 in the Berrien County Records. Said mortgage was assigned through mesne assignments to SELENE FINANCE, LP, as documented by an assignment dated April 17, 2025, and recorded on April 28, 2025, in Liber 3449, at Page 567 in the BERRIEN County Records, on which Mortgage there is claimed to be due at the date hereof the sum of $131,521.00.

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 BERRIEN County, Michigan on November 19, 2026 at 11:00 A.M.

Said premises are located in the city of NILES in BERRIEN County, Michigan and are described as:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF BERRIEN AND STATE OF MICHIGAN, TO-WIT: UNIT 1, OF THE MISSIONS CONDOMINIUM, ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 28 OF CONDOMINIUMS, PAGE 1, BERRIEN COUNTY RECORDS AND DESIGNATED AS BERRIEN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 28, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE LIMITED AND COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID MASTER DEED, AND ANY AMENDMENTS THERETO, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.

Property Address: 216 CHRISTIANA DR., NILES, MI 49120 Tax ID No. 14-5030-0001-00-3

The redemption period shall be Six (6) months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If this 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 sale or to the Mortgage holder for damaging the property during the redemption period. SELENE FINANCE, LP,
Mortgagee/Assignee
October 22, 2026
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Mortgagee/Assignee
13010 Morris Road, Suite 450
Alpharetta, GA 30004
Telephone: 470-321-7112
Facsimile: 404-393-1425
Service Email: MIFCLTeam@raslg.com
(10-22)(11-12)

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 Berrien County, starting promptly at 11:00 AM, December 3, 2026. 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 TYLER PULLINS AND SKYLAR HICKS, joint tenants with full right of survivorship to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Amerifirst Financial Corporation, its successors, and assigns, Mortgagee, dated February 1, 2022, and recorded on February 8, 2022, in Liber 3363, Page 469, Berrien County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated October 06, 2025 and recorded April 15, 2026 in Liber 3474, Page 4128, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Sixty-Two Thousand Nine Hundred Eighty and 15/100 ($162,980.15) including interest at the rate of 4.37500% per annum.

Said premises are situated in the Village of EAU CLAIRE, Berrien County, Michigan, and are described as:

Lot 4 and the West 2 feet of Lot 3, Block "B", Plat of the Village of Eau-Claire, according to the plat thereof, recorded October 25, 1882, in Volume 2 Of Plats, Page 20, Berrien County Records.

Commonly known as: 6560 PIPESTONE ST, EAU CLAIRE, MI 49111

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: October 22, 2026

Randall S. Miller & Associates, P.C. Attorneys for Carrington Mortgage Services, LLC 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 24MI00623-6
(10-22)(11-12)

Village of Galien

121 S. Cleveland Ave., P.O. Box 296, Galien, MI 49113
Office: 269-545-3647 Fax: 269-545-0023
The Village of Galien is an equal opportunity employer and provider.

Galien Village Council
Synopsis of Regular Meeting
Monday, October 12, 2026

Present: Batagianis, Koudelka, Meilke, Schmitz, Swank
Absent: Balos, Rochman

Call to Order: 7:00 PM

Approved: Minutes of September 14, 2026 regular meeting, as written

Approved: Financial report for the month of September 2026, as presented.

Approved: Payment of bills in the amount of $58,515.64.

Approved: Amendment to the 2026-2027 budget.

Approved: Accepting the quote from Treecore for a tree removal on Eddy St.

Approved: Hiring Dave Spurlock as code enforcer.

Approved: Accepting the resignation of board member Ban Balos.

Approved: $6.00 per hour raise for Chief Krauss.

Christine Palmer, Clerk