# 2026 NOTICE OF MEETINGS- CITY OF BUCHANAN
# CITY COMMISSION, BOARD, COMMITTEE AND COUNCIL MEETINGS

**BUCHANAN CITY COMMISSION**
2nd & 4th Monday, 7:00 p.m. at City Hall

| | |
|---|---|
| January | 12th & 26th |
| February | 9th & 23rd |
| March | 9th & 23rd |
| April | 13th & 27th |
| May | 11th & 26th* |
| June | 8th & 22nd |
| July | 13th & 27th |
| August | 10th & 24th |
| September | 14th & 28th |
| October | 12th & 26th |
| November | 9th & 23rd |
| December | 14th & 28th |

*(4th Tuesday due to Holiday)

**PLANNING COMMISSION**
2nd Tuesday, 6:00 p.m. at City Hall

| | |
|---|---|
| January | 13th |
| February | 10th |
| March | 10th |
| April | 14th |
| May | 12th |
| June | 9th |
| July | 14th |
| August | 11th |
| September | 8th |
| October | 13th |
| November | 10th |
| December | 8th |

**JOINT WATER SEWER BOARD**
1st Monday, quarterly, 7:00 a.m. at City Hall

| | |
|---|---|
| February | 2nd |
| May | 4th |
| August | 17th (3rd Monday) |
| November | 16th (3rd Monday) |

**BUCHANAN AREA RECREATION BOARD**
3rd Wednesday, 6:00 p.m.
City Hall & Buchanan Township Hall

**CITY HALL**

| | |
|---|---|
| January | 21st |
| March | 18th |
| May | 20th |
| July | 15th |
| September | 16th |
| November | 18th |

**BUCHANAN CHARTER TWP 15235 MAIN ST.**

| | |
|---|---|
| February | 18th |
| April | 15th |
| June | 17th |
| August | 19th |
| October | 21st |
| December | 16th |

**ONE BUCHANAN**
1st Wednesdays
6:00 p.m. at Michigan Gateway 111 Days Ave.

| | |
|---|---|
| January | 7th |
| February | 4th |
| March | 4th |
| April | 1st |
| May | 6th |
| June | 3rd |
| July | 1st |
| August | 5th |
| September | 2nd |
| October | 7th |
| November | 4th |
| December | 2nd |

**FRIENDS OF MCCOY'S CREEK TRAIL**
2nd Thursday 9:00 a.m. at City Hall

| | |
|---|---|
| January | 8th |
| February | 12th |
| March | 12th |
| April | 9th |
| May | 14th |
| June | 11th |
| July | 9th |
| August | 13th |
| September | 10th |
| October | 8th |
| November | 12th |
| December | 10th |

**BUCHANAN TREE FRIENDS**
2nd Wednesday, 6:00 p.m. at Michigan Gateway Foundation, 111 Days Ave.

| | |
|---|---|
| January | 14th |
| February | 11th |
| March | 11th |
| April | 8th |
| May | 13th |
| June | 10th |
| July | 8th |
| August | 12th |
| September | 9th |
| October | 14th |
| November | 11th |
| December | 9th |

**FRIENDS OF OAK RIDGE CEMETERY**
3rd Tuesday (Quarterly) 9:00 a.m. City Hall

| | |
|---|---|
| March | 17th |
| June | 16th |
| September | 15th |
| December | 15th |

**BUCHANAN FINE ARTS COUNCIL**
1st Monday, 6:00 p.m. at City Hall

| | |
|---|---|
| January | 5th |
| February | 2nd |
| March | 2nd |
| April | 6th |
| May | 4th |
| June | 1st |
| July | 6th |
| August | 3rd |
| September | 7th |
| October | 5th |
| November | 2nd |
| December | 7th |

**SOUTHWESTERN MICHIGAN COMMUNITY AMBULANCE (SMCAS)**
3rd Thursday, 4:00 p.m. at SMCAS Service Office, 2100 Chicago Rd. Niles, MI

| | |
|---|---|
| January | 15th |
| February | 19th |
| March | 19th |
| April | 16th |
| May | 21st |
| June | 18th |
| July | 16th |
| August | 20th |
| September | 17th |
| October | 15th |
| November | 19th |
| December | 17th |

**SOUTHEAST BERRIEN COUNTY LANDFILL AUTHORITY MEETING**
3rd Wednesday, 5:30 p.m. at the SBCLA Office
1540 Mayflower, Niles

| | |
|---|---|
| January | 21st |
| February | 18th |
| March | 18th |
| April | 15th |
| May | 20th |
| June | 17th |
| July | 15th |
| August | 19th |
| September | 16th |
| October | 21st |
| November | 18th |
| December | 16th |

**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)**
2nd Wednesday
5:00 p.m. at City Hall

| | |
|---|---|
| January | 14th |
| February | 11th |
| March | 11th |
| April | 8th |
| May | 13th |
| June | 10th |
| July | 8th |
| August | 12th |
| September | 9th |
| October | 14th |
| November | 11th |
| December | 9th |

**DESIGN REVIEW COMMITTEE**
1st Wednesday 6:00 p.m.

Meets as needed for project review.

**CONSTRUCTION BOARDS OF APPEALS**
Meets as needed at City Hall. Contact Building Inspector for details.

**ZONING BOARD OF APPEALS**
Meets as needed at City Hall. Contact Zoning Administrator for details.

**BROWNFIELD AUTHORITY**
1st Wednesday

Meets as needed at City Hall. Contact City Hall for details.

**COMMON COMMITTEE**
1st Thursday 6:00 p.m. at City Hall

| | |
|---|---|
| February | 19th |

*This notice is posted in compliance with Open Meeting Act, Public Act 267 of 1976, as amended, [MCL 41.72a (2) (3)] and the Americans with Disabilities Act. Individuals with disabilities requiring auxiliary aids should contact Buchanan City Commission by writing or calling the following: City Clerk (269) 695-3844 ext. 17, 302 N. Redbud Trail, Buchanan, MI 49107*

*Kalla Langston-Weiss, City Clerk*

$1 Volume 157, Issue 47 One Section, 8 Pages Thursday, November 26, 2026

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BERRIEN COUNTY RECORD
LEGAL NEWS

## TOP STORY

BUCHANAN TOWNSHIP APPROVES WELLNESS RETREAT PERMIT DESPITE RESIDENT OPPOSITION

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# BUCHANAN TOWNSHIP APPROVES WELLNESS RETREAT PERMIT DESPITE RESIDENT OPPOSITION



**The small event center will house no more than 80 people and that 35 small cabins will be built on the property. The property is currently zoned agricultural and the special land use permit was granted under campground rules.**

**BY DEBRA HAIGHT**
**BCR Correspondent**

BUCHANAN TWP, MI – The Buchanan Township Board has approved a special use permit for a new wellness retreat center on East Clear Lake Road despite opposition from several residents attending last week's board meeting. Over two dozen people attended the meeting at the Buchanan Township Hall.

Board members voted 5-2 to approve the application of Julie Fisher for a special land use permit for the 63.5 acre site she's buying at 1936 E. Clear Lake Road. The property is currently a mix of forest and wetlands and is on the same road as two other campground/resort type businesses at Fuller's Resort and the Life Action Ministries campground.

Fisher is planning to develop a low-density wellness retreat and small event destination center. She said the small event center will house no more than 80 people and that 35 small cabins will be built on the property. The property is currently zoned agricultural and the special land use permit was granted under campground rules.

She said after the meeting that there's no timeframe as to when the cabins and center will be constructed as county, state, and even federal approvals must be obtained in connection to septic and environmental concerns. She noted as well that she will have to come back to the township if she wants to build any additional cabins.

Township Supervisor Malinda Crocker-Cole made a similar point during the meeting. She called the board's action just the first step of many approvals Fisher will have to get before moving forward. "We are the first step in all their approvals … but they can't move forward unless we approve this," she said. "They still have to check all the other boxes."

The vote came after a half hour of public comments from neighbors opposed to the project. As they had at three township planning commission meetings since August, people cited a number of reasons for their opposition, including extra traffic on a dead end road and the proposed development's effect on the environment.

Three members of the Bauer family spoke out against it. They live across the road from the proposed site.

Blake Bauer was the first to speak and noted that people have shown up in opposition to the proposed plans at a number of planning commission meetings as well as Thursday's township board meeting. "All these good people have all expressed how displeased they are with the idea of this going in," he said.

Hayden Bauer said the project is not in line with the township's master plan and that the project will have a detrimental effect on endangered species in the area as well as on the environment in general. She and others said the project will cause irreparable harm to both McCoy's Creek and the nearby Mud Lake Bog.

Cheryl Bauer said that while the new project is touting itself as a wellness retreat, it will disturb their own "wellness retreat" and the peace and serenity they have at their home.

Other East Clear Lake Road residents also spoke out against the project. Mark Dykstra owns Fuller's Resort and said he is concerned about the number of cars that already use the road and suggested a traffic study should have been done.

A majority of the board said they believed the project met the special land use requirements as set down in the township zoning ordinance. Cole-Crocker added that restrictions have already been agreed to-such as not having any outdoor music, having a "quiet time" of 10 p.m. to 7 a.m. daily, and putting in screening and landscaping around the perimeter.

Two board members, Adam Byrdak and Amber Ramirez, voted no. Ramirez, who is the board's liaison to the planning commission, said her loyalty in the end had to be to the residents who oppose the plans.

On the other hand, board member Brad Huebner said he understood neighbors' concerns but he believes that county and state officials will address any potential environmental problem. He said while building a single family home on the property or having it be a nature preserve might be better solutions, this project is better than having a subdivision go in.

"With this plan, the property stays whole with little impact on the environment," Huebner said. "As long as she's not harming anyone, she has the right to develop the property. She's shown a great interest in getting along with the neighbors."

**BERRIEN COUNTY RECORD LEGAL NEWS**
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Please contact our office to schedule a meeting.

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**PUBLISHER/OWNER**
Randy Hendrixson

**EDITOR**
Kate Gassman

**BCR CORRESPONDENTS**
Debra Haight
Stan Maddux
Scarlet Thalman

**CIRCULATION STAFF**
Randy Hendrixson

**PRODUCTION STAFF**
Tami Roberts
Kate Gassman

**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 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): KYLER M. PLEW
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns
Foreclosing Assignee (if any): Newrez LLC dba Shellpoint Mortgage Servicing (fka Specialized Loan Servicing LLC)
Date of Mortgage: November 29, 2017
Date of Mortgage Recording: December 1, 2017
Amount claimed due on date of notice: $65,822.38
Description of the mortgaged premises: Situated in TOWNSHIP OF NILES, Berrien County, Michigan, and described as:

**Lot Numbered 3 of Maple Bluff, according to the Plat thereof recorded in Liber 8 of Plats, Page 52 of Berrien County Records**

**Common street address (if any): 3224 N 5th St, Niles, MI 49120-8902**

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: November 5, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1610420
(11-05)(11-26)

**FORECLOSURE NOTICE**
**(Berrien County)**

**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 (at the Berrien County Courthouse, 2nd floor, in City of St. Joseph, Berrien County, Michigan), starting promptly at 11:00 o'clock A.M. on Thursday, December 10, 2026.**

Default has been made in the terms and conditions of the mortgage made by LORETHA A. BURKS, a single person, as original mortgagor, to Mortgage Electronic Registration Systems, Inc., as nominee for The Huntington National Bank, as original mortgagee, dated September 5, 2025, and recorded on September 5, 2025, at the Berrien County, Michigan Register of Deeds, in Liber 3459, commencing on Page 1296, which mortgage was assigned by recorded Assignment of Mortgage to The Huntington National Bank, a national banking association. The amount claimed to be due on this mortgage, on the date of this notice, was $ 137,424.86. 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.

The description of the mortgaged premises is all that certain piece or parcel of land situated in the City of Benton Harbor, in the County of Berrien and State of Michigan further described as follows:

**Lot 46, Block B, BECKWITH ADDITION TO THE CITY OF BENTON HARBOR, as recorded in Liber 4, Page 48 of Plats, Berrien County Records.**

**Commonly known as: 1014 Superior St., Benton Harbor, MI**

The redemption period shall be Six (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 thirty (30) days from the date of such sale or when the time to provide the notice required by MCLA 600.3241a(c) expires, whichever is later or unless the redemption period is shortened in accordance with MCLA 600.3238. If the property is sold at a foreclosure sale, under MCLA 600.3278, the borrower and mortgagor 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.

ATTENTION 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. Shaheen, Jacobs & Ross, P.C. is a debt collector attempting to collect this debt and any information obtained will be used for that purpose.

Dated: October 30, 2026

The Huntington National Bank, a national banking association Assignee of Mortgagee SHAHEEN, JACOBS & ROSS, P.C. By: Michael J. Thomas, Esq. Attorneys for Mortgagee 615 Griswold, Suite 1425 Detroit, Michigan 48226-3907 (313) 963-1301

(11-05)(11-26)

**CITY OF NEW BUFFALO**
**BERRIEN COUNTY, MICHIGAN**
**ORDINANCE NO. 283**

At a regular meeting of the City Council for the City of New Buffalo held at City Hall on November 16, 2026 and commencing at 6:30 p.m., the following Ordinance was offered for adoption by Council Member Robertson and was seconded by Council Member Knoll:

**AN ORDINANCE TO AMEND ARTICLE 8 OF THE CITY OF NEW BUFFALO ZONING ORDINANCE, TO ADD A NEW SECTION Z8-14, ENTITLED "PERFORMANCE GUARANTEES"**

THE CITY OF NEW BUFFALO ("City") ORDAINS:

Section 1. Addition of Section Z8-14 to Article 8 of the City of New Buffalo Zoning Ordinance. That Article 8 is amended to add a new Section Z8-14, to read in its entirety as follows:

**Section Z8-14 Performance Guarantees.**
A. To ensure compliance with conditions imposed in accordance with this Zoning Ordinance, the City Council, Planning Commission, Zoning Administrator, or the Board of Appeals may require a performance guarantee of sufficient sum to assure the installation of those features or components of the approved activity or construction considered necessary to protect the health, safety, and welfare of the public and of users or inhabitants of the proposed development.
B. The features or components, hereafter referred to as "improvements," may include, but shall not be limited to, survey monuments and irons, streets, curbing, landscaping, fencing, walls, screening, lighting, drainage facilities, sidewalks, paving, driveways, utilities, and similar items authorized by law.
C. Performance guarantees shall be processed in the following manner:

1. When required by the City, prior to the issuance of a building permit, the applicant or their agent shall submit an itemized estimate of the cost of the required improvements that are subject to the performance guarantee, which shall then be reviewed by the Zoning Administrator. The amount of the performance guarantee shall be 100 percent of the cost of purchasing of materials and installation of the required improvements, plus the cost of necessary engineering and inspection costs and a reasonable amount for contingencies.
2. The required performance guarantee shall be payable to the City and may be in the form of a cash deposit, certified check, irrevocable bank letter of credit, or surety bond acceptable to the City in its reasonable discretion.
3. Upon receipt of the required performance guarantee, the Zoning Administrator or their designee shall issue a building permit for the subject development or activity, provided it is in compliance with all other applicable provisions of this Zoning Ordinance and other applicable ordinances and codes of the City.
4. The Zoning Administrator, upon the written request of the obligor, shall rebate portions of the performance guarantee upon determination that the improvements for which the rebate has been requested have been satisfactorily completed as approved by the City. The portion of the performance guarantee to be rebated shall be in the same amount as stated in the itemized cost estimate for the applicable improvements.
5. When all of the required improvements have been completed, the obligor shall send written notice to the Zoning Administrator of completion of the improvements. Thereupon, the Zoning Administrator or their designee shall inspect all of the improvements and approve, partially approve, or reject the improvements with a written statement of the reasons for any rejections.
6. If partial approval is granted, the cost of the improvement rejected shall be set forth. Where partial approval is granted, the obligor shall be released from liability pursuant to relevant portions of the performance guarantee, except for that portion sufficient to secure completion of the improvements not yet approved.
7. The Zoning Administrator shall maintain a record of required performance guarantees.
8. In lieu of providing performance guarantees, the City and the applicant for a development proposal may agree to enter into a development agreement that would be recorded with the register of deeds or make other suitable arrangements as mutually agreed to by the City and applicant.

Section 2. Repealer. All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of any such conflict.

Section 3. Conflict.

A. Nothing in this Ordinance will be construed in such a manner so as to conflict with existing City ordinances except as otherwise explicitly stated herein.
B. Nothing in this Ordinance will be construed in such a manner so as to conflict with any State law.

Section 4. Savings Clause. The provisions of this Ordinance are severable. Should any word, phrase, sentence, or clause of this Ordinance be declared by a court of competent jurisdiction to be invalid or unenforceable, the same shall not affect the validity or enforceability of any other provision or part.

Section 5. Effective Date. This Ordinance is effective 20 days after its enactment unless otherwise provided by law.

The vote to approve and enact this Ordinance was as follows:

YEAS: Campbell, Knoll, Lijewski, Robertson, Price

NAYS: None

ABSENT/ABSTAIN: None

ORDINANCE DECLARED ADOPTED.
Signed: Vance Price, Mayor

**CERTIFICATION**

I, Amy Fidler, the Clerk of the City of New Buffalo, hereby attest that the foregoing is a true and accurate copy of an ordinance adopted by the City Council for the City of New Buffalo, Berrien County, at a meeting of the City Council called and held on November 16, 2026, in accordance with the required statutory procedures.
Signed,: Amy Fidler, Clerk

**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 17, 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.**

Name(s) of the mortgagor(s): SHANNA L LAMBERTON, A Single Person

Original Mortgagee: Bank of America N.A. Foreclosing Assignee: PennyMac Loan Services, LLC Date of Mortgage: June 13, 2008

Date of Mortgage Recording: June 23, 2008

Amount claimed due on mortgage on the date of notice: $91,396.03

Description of the mortgaged premises: Situated in the City of Niles, Berrien County, Michigan, and are described as:

**Lot Numbered One Hundred Nine (109) Parker Addition, according to the plat thereof, recorded March 28, 1927, in Volume 8 of Plats, page 10, Berrien County Records.**

**Commonly Known as: 1618 Sycamore St., Niles, MI 49120**

The redemption period shall be 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, or upon the expiration of the notice required by MCL 600.3241a(c), whichever is later; or unless MCL 600.3240(16) applies. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act 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 PURCHASER: This sale may be rescinded by the foreclosing mortgagee for any reason. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest, and the purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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 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: 11/19/2026

Potestivo & Associates, P.C. 251 Diversion Street, Rochester, MI 48307 248-853-4400 312772

(11-19)(12-10)

## THIRD INSERTION

**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 December 10, 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 STACEY ROBERTSON AND TAMEKA ROBERTSON of Berrien County, Michigan, Mortgagor to Fifth Third Bank, N.A. (Western Michigan) dated the 8th day of September, 2023, and recorded in the office of the Register of Deeds, for the County of Berrien and State of Michigan, on the 4th day of October, 2023, Liber 3413, Page 1890, of the Berrien County Records on which mortgage there is claimed to be due, at the date of this notice, for principal of $60,697.55 plus accrued interest at 11.25000% percent per annum.

Which said premises are described as follows:

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

LOT 12, RUSSELL PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 12 OF PLATS, PAGE 51, BERRIEN COUNTY RECORDS.

Commonly known as: 245 Hunter Drive, Benton Harbor, MI 49022 Tax ID: 18-6950-0012-00-1

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: November 12, 2026

Weltman, Weinberg & Reis Co., L.P.A. 5990 West Creek Road, Suite 200 Independence, OH 44131 216-739-5100 WWR # 26-000915-1

(11-12)(12-03)

**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 10, 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): ILONA A. ZANDARSKI

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

Foreclosing Assignee (if any): TH MSR Holdings LLC

Date of Mortgage: February 10, 2022

Date of Mortgage Recording: February 22, 2022

Amount claimed due on date of notice: $127,918.12

Description of the mortgaged premises: Situated in Charter TOWNSHIP OF LINCOLN, Berrien County, Michigan, and described as:

**Lot 9 and 10, Stevens Point, according to the plat thereof, recorded April 11, 1961, in Volume 18 of Plats, Page 4, Berrien County Records.**

**Common street address (if any): 2386 Ann Ct, Stevensville, MI 49127-9427**

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: November 12, 2026

Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1611211
(11-12)(12-03)

**SHORT FORECLOSURE NOTICE**
**- BERRIEN COUNTY**

**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 17, 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.**

MORTGAGE: Mortgagor(s): THOMAS RICHARD SYSINGER, an unmarried man

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Access Corp. d/b/a Weichert Financial Services, its successors and assigns

Date of mortgage: April 29, 2022

Recorded on May 6, 2022, Liber 3373, on Page 1325, and modified via Loan Modification recorded on March 23, 2026 in Liber 3473, on Page 781

Foreclosing Assignee (if any): Mortgage Access Corp. d/b/a Weichert Financial Services

Amount claimed to be due at the date hereof: Two Hundred Thirty-Nine Thousand Four Hundred Fifty-Three and 20/100 Dollars ($239,453.20)

Mortgaged premises: Situated in Berrien County, and described as:

**That part of the Northeast Quarter of the Northeast Quarter of Section 22, Township 4 South, Range 17 West, Bainbridge Township, Berrien County, Michigan, described as follows, to-wit: -**

**Commencing at a point on the North line of said Section 22, said beginning point being 322.95 feet West of the Northeast corner of said Section, thence West, along the North line of said Section, 160.00 feet; thence South, at right angles to said Section line, 192.20 feet; thence East 160.00 feet; thence North 192.20 feet to the place of beginning.**

**Commonly known as 8040 Territorial Rd, Watervliet, MI 49098**

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale will be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Mortgage Access Corp. d/b/a Weichert Financial Services
Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400
1611833
(11-12)(12-03)

## FOURTH INSERTION

**SHORT FORECLOSURE NOTICE**
**- BERRIEN COUNTY**

**NOTICE OF FORECLOSURE BY ADVERTISEMENT. Notice is given under section 49c of the State Housing Development Authority Act of 1966, 1966 PA 346, MCL 125.1449c, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Berrien County, starting promptly at 11:00 AM, on December 03, 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.**

MORTGAGE: Mortgagor(s): WILLIE HARRIS AND NIKI HARRIS, husband and wife

Original Mortgagee: Ruoff Mortgage Company, Inc.

Date of mortgage: July 22, 2024

Recorded on July 23, 2024, Liber 3430, on Page 2457, Foreclosing Assignee (if any): Michigan State Housing Development Authority

Amount claimed to be due at the date hereof: One Hundred Forty-Seven Thousand Nine Hundred Forty and 96/100 Dollars ($147,940.96)

Mortgaged premises: Situated in Berrien County, and described as:

**Lot 25, Supervisor's Plat of Kublick's Subdivision, according to the recorded plat in Liber 12 of Plats, Page 4, Berrien County Records.**

**Commonly known as 1439 Agard Ave, Benton Harbor, MI 49022**

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 125.1449v, in which case the redemption period shall be 30 days from the date of such sale, or 15 days from the MCL 125.1449v(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238.

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

Michigan State Housing Development Authority
Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400
1611139
(11-05)(11-26)



## 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***

RUSSELL KEITH PALMATIER, II 7
KEVIN DALE SWORD 7
DENNIS GORDON MCCLAIN, II 7
DERRICK ALLEN TIMERMAN 7
KALI MICHELLE BARRY 7
AMARI DIANI ROSE-WALKER 7
SARAH LEEANN BATES 7
KARL EUGENE MERRITT AND PATRICIA LOUISE NEWHOUSE-MERRITT 7
REGINA BROCK 7
JAMES C. CARTER AND ASHLEY MARIE CARTER 7
ERICK D. PROCTER AND MARJORIE T. BATES 7
AMBER B. FAUST 7
JAMES LEE JOHNSON 7
SANDRA KAY EGGERS 7
MELISSA L. LEVANDOWSKI 7
SARENA ROSE WILSON 7
JEFFREY GORDON ROSE 7
JORDAN MICHAEL PUFFER 7
ALISHA ROSEMARIE MANTHEI 7
ANGELA DAWN DUBOIS 7
TASHA KAY NAHAL 7
DEMARIO MORROW 7
DANIELLE CONLEY 7
JENNIFER LYNN CAMPBELL 7
DARYL LAMAR HARGROVE 7
ALESIA D. VANZANT 7
JUANITA MCABOY 7
NATHEN MATTHEW THOMPSON 7
DAVID EDWARD THORNTON 7
MARIA ELENA WALLACE 7
RODNEY THACKER 7
ALICE PATRICIA NUNN 7
SUZANNE E ELLIOTT 7
LEE ANN MILLION 7
LINDA C KELLEY 7
CHELSEA MARIE CLOSS 7
CANIA KWANJANEA PRICE-BONIVEL 7
ERIC TROY MAGOON AND BOBBI LYNN MAGOON 7
DAVID BRYAN DESPRES 7
ANTHONY MICHAEL JOSEPH KNOX 7
STACI NICHOLE HAMM 7
CARL JUSTIN SLEET AND KIMBERLY SUE SLEET 7
JAYSON D. GESMUNDO 7
HOWARD LEROY HARVEY 7
NICKOLAS MAURICE FRY 7
RENINDA SUE JONES 7
SHARON WHITE 7
NICHOLAS PAUL VANCOURT AND MARINA AUTUM DUPLER 11
PJ'S HEAVY TRANSPORT, LLC 11
PJ'S TOWING, LLC 11
WALTER GUY AND EMILY GUY 13
MARLA EVANS AND MICHAEL KOTT 13
BRIQLIE N. JOHNSON HEWITT 13
PATRICE PATTERSON 13
MATTHEW JOSEPH FIEDLER 13
BRENT MICHAEL EDINGTON AND AMBER JANE EDINGTON 13
ANDREA MARIE MESERVA 13
ROBERT ANTHONY SHEPHERD 13
PATRICK J. WHITE 13
ANGUS P. ARTHUR 13
DALE L MORRISON, JR. AND PAMELA L MORRISON 13
MARIA FERNANDA RODRIGUEZ 13
IAN P. BOSTOCKY AND NINA M. BOSTOCKY 13
THOMAS EDWARD JUCHCINSKI AND DIXIE LEE JUCHCINSKI 13
GARRETT F JACKSON 13
DERRICK HENRY KNIGHT AND SARA ANN KNIGHT 13
KALVIN PARLEY MARVEL 13
ASHLEY CARLOTTA HOBBS 13
TERRY L. MOHRLAND, JR. 13
STEVEN JAMES MERRITT 13
JOHN ALLEN WILSON 13
KEITH T. HENSON AND EMILEE A. HENSON 13
LEA J BEADLE 13
AARON A. SPICER 13
STAYCE M. CROUCH 13
GREGORY JAMES SANDERS 13
CHRISTOPHER J. WILBUR 13
DOUGLAS E. ADAMSKI AND JACOB B. BARTANUS 13
REGINA NATHANIEL WINSTON 13
BRANDON ALAN JEWETT AND LAUREL BROOKE JEWETT 13
BENJAMIN E GEDDIE 13
KEATON C. STREETMAN 13
RYAN A. WHISTLER-MYERS 13

## DEEDS

PUBLISHED ONLINE

## RECORDED/DISCHARGED MORTGAGES

PUBLISHED ONLINE



## FIRST INSERTION

**STATE OF MICHIGAN**
**JUDICIAL CIRCUIT**
**- FAMILY DIVISION**
**BERRIEN COUNTY**
**PUBLICATION OF**
**NOTICE OF HEARING**
**REGARDING PETITION**
**FOR NAME CHANGE**
**CASE NO. and JUDGE**
**2026-1019-NC-R**
**Hon. Brian S. Berger**
***Court address***
**811 Port St., St. Joseph, MI 49085**
***Court telephone no.***
**269.983.7111**

In the matter of Kaitlyn Denea Balkin

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:** Ricky Sayre has filed a petition for name change. A name change hearing will be held on December 29th, 2026 at 9:35AM at 811 Port Street, St. Joseph, MI 49085 in Courtroom 403 via Zoom (meeting ID: 309-418-1454) before Judge Brian S. Berger to change the name of Kaitlyn Denea Balkin to Kaitlyn Denea Sayre.

(11-26)

**STATE OF MICHIGAN**
**JUDICIAL CIRCUIT**
**- FAMILY DIVISION**
**BERRIEN COUNTY**
**PUBLICATION OF**
**NOTICE OF HEARING**
**REGARDING PETITION**
**FOR NAME CHANGE**
**CASE NO. and JUDGE**
**2026-1021-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 Zebulun Abraham Wittendorf

TO ALL PERSONS including: Nicholas Marvin Wittendorf (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:** Michelle Malzon-Seely has filed a petition for name change. A name change hearing will be held on December 15th, 2026 at 9:45AM 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 Zebulun Abraham Wittendorf to Zebulun Abraham Malzon.

(11-26)

**NOTICE** the minutes of the Berrien County Board of Commissioner Meetings held THURSDAY, NOVEMBER 19, 2026 are available in the County Clerk's office at 701 Main Street, St. Joseph, MI
Publish NOVEMBER 26, 2026

**STATE OF MICHIGAN**
**JUDICIAL CIRCUIT**
**- FAMILY DIVISION**
**BERRIEN COUNTY**
**PUBLICATION OF**
**NOTICE OF HEARING**
**REGARDING PETITION**
**FOR NAME CHANGE**
**CASE NO. and JUDGE**
**2026-1023-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 Stephen Todd Woolf

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:** Stephen Todd Woolf has filed a petition for name change. A name change hearing will be held on December 15th, 2026 at 10:00AM 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 Stephen Todd Woolf to Stephen Todd Ragsdale.

(11-26)

**STATE OF MICHIGAN**
**JUDICIAL CIRCUIT**
**- FAMILY DIVISION**
**BERRIEN COUNTY**
**PUBLICATION OF**
**NOTICE OF HEARING**
**REGARDING PETITION**
**FOR NAME CHANGE**
**CASE NO. and JUDGE**
**2026-1022-NC-R**
**Hon. Brian S. Berger**
***Court address***
**811 Port St., St. Joseph, MI 49085**
***Court telephone no.***
**269.983.7111**

In the matter of Mary Elizabeth Deno

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:** Mary Elizabeth Deno has filed a petition for name change. A name change hearing will be held on December 15th, 2026 at 10:50AM at Berrien County Probate Court before Judge Mayfield to change the name of Mary Elizabeth Deno to Mary Elizabeth Botts.

(11-26)

**STATE OF MICHIGAN**
**PROBATE COURT**
**BERRIEN COUNTY**
**NOTICE TO CREDITORS**
**Decedent's Estate**
**CASE NO. and JUDGE**
**2026-0936-DE-R**
**Hon. Brian S. Berger**
***Court address***
**811 Port St., St. Joseph, MI 49085**
***Court telephone no.***
**269.983.7311**

Estate of Pat E. Rickerman, a/k/a Patrick Elwood Rickerman, Deceased Date of Birth: February 17, 1954

**TO ALL CREDITORS:**
**NOTICE TO CREDITORS:**

The decedent Pat E. Rickerman, a/k/a Patrick Elwood Rickerman, Deceased died August 14, 2026.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Thomas Rickerman 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: 16 November, 2026
Thomas Rickerman
11251 Hills Road
Baroda, Michigan 49101
(269) 921-1930
Attorney Charles A. Hilmer
Charles A. Hilmer P30665
20 S. Elm St., P.O. Box 126
Three Oaks, Michigan 49128-0126
(269) 756-2681
(11-26)

**STATE OF MICHIGAN**
**PROBATE COURT**
**BERRIEN COUNTY**
**NOTICE TO CREDITORS**
**Decedent's Estate**
**CASE NO. and JUDGE**
**2026-0938-DE-R**
**Hon. Brian S. Berger**
***Court address***
**811 Port Street, 4th Floor,**
**Saint Joseph, MI 49085**
***Court telephone no.***
**269.983.7311**

Estate of Justin Michael Ramey, Deceased Date of Birth: 03/07/1991 **T O**
**ALL CREDITORS:**
**NOTICE TO CREDITORS:**

The decedent Justin Michael Ramey died 08/10/2026.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Brea Eden personal representative, or to both the probate court at 811 Port Street, 4th Floor Saint Joseph, MI 49085 and personal representative within four months after the date of this publication of this notice.

Dated: November 17, 2026
Brea Eden
82495 47th Street
Decatur, MI 49045
(574) 339-0182
Gwendolyn Powell Braswell P79797
500 Renaissance Drive, Suite 104A
Saint Joseph, MI 49085
(269) 932-4017
(11-26)

**STATE OF MICHIGAN**
**PROBATE COURT**
**BERRIEN COUNTY**
**NOTICE TO CREDITORS**
**Decedent's Estate**
**CASE NO. and JUDGE**
**2026-0936-DE-R**
**Hon. Brian S. Berger**
***Court address***
**811 Port St., St. Joseph, MI 49085**

**STATE OF MICHIGAN**
**PROBATE COURT**
**BERRIEN COUNTY**
**NOTICE TO CREDITORS**
**Decedent's Estate**
**FILE NO.**
**2026-0877-DE-R**
***Court address***
**811 Port St., St. Joseph, MI 49085**
***Court telephone no.***
**269.983.7311**

Estate of Thomas Joseph Milbourne Date of Birth: October 30, 1964

**TO ALL CREDITORS:**
**NOTICE TO CREDITORS:**

The decedent Thomas Joseph Milbourne died August 14, 2025.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to April Karsten-Milbourne 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: November 18, 2026
April Karsten-Milbourne
1587 Lemon Creek Road
Baroda, MI 49101
(11-26)

**STATE OF MICHIGAN**
**PROBATE COURT**
**COUNTY OF BERRIEN**
**NOTICE TO CREDITORS**
**Decedent's Estate**
**FILE NO: 2026-0800-DE-M**

Estate of: Jerome A. Erickson
Date of Birth: August 1, 1933

TO ALL CREDITORS:
NOTICE TO CREDITORS:

The decedent, Jerome A. Erickson, who lived at 5465 Whispering Pines, Stevensville, MI 49127, died May 23, 2025.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Janet M. Erickson, named (or proposed) personal representative, or to both the probate court at 811 Port Street, St. Joseph, MI 49085 and the named/proposed personal representative within four months after the date of this publication of this notice.

Date: September 25, 2026
Name: Janet M. Erickson
Address: 5465 Whispering Pines
City/State: Stevensville, MI 49127
Phone: (269) 313-1323

Passaro, Kahne, Taylor, Thompson & Pierangeli Law Offices, P.L.L.C.
Lori M. Thompson P57022
685 West Main Street
Benton Harbor, MI 49022
Phone: (269) 983-0325
(11-26)

**NOTICE TO CREDITORS**
**AND CLAIMANTS OF**
**GL GROUP, L.L.C.**

Creditors and claimants of **GL GROUP, L.L.C.**, a Michigan limited liability company, are hereby notified that the limited liability company has been dissolved pursuant to Section 801(a) of 1993 PA 23, as amended, effective October 23, 2026 (filed November 20, 2026).

If you have a claim against the limited liability company, you are requested to comply with the following:

a. Prepare a written statement of your claim, describing the nature of the claim, the dollar amount of the claim, if known, and if not known, an estimate, and the circumstances on which it is based. Include the name, address and phone number of a person who can provide information about your claim if the corporation wishes to obtain additional information.

b. Mail the written statement to **GL GROUP, L.L.C.** at the following address: 685 West Main Street, Benton Harbor, Michigan 49022.

Your claim will be barred unless a proceeding to enforce the claim is commenced within one year after the date of publication of this notice. This notice is given pursuant to Section 807 of 1993 PA 23, as amended.

(11-26)

**NOTICE TO CREDITORS**
**AND CLAIMANTS OF**
**BCE GROUP, L.L.C.**

Creditors and claimants of **BCE GROUP, L.L.C.**, a Michigan limited liability company, are hereby notified that the limited liability company has been dissolved pursuant to Section 801(a) of 1993 PA 23, as amended, effective October 23, 2026 (November 20, 2026).

If you have a claim against the limited liability company, you are requested to comply with the following:

a. Prepare a written statement of your claim, describing the nature of the claim, the dollar amount of the claim, if known, and if not known, an estimate, and the circumstances on which it is based. Include the name, address and phone number of a person who can provide information about your claim if the corporation wishes to obtain additional information.

b. Mail the written statement to **BCE GROUP, L.L.C.** at the following address: 685 West Main Street, Benton Harbor, Michigan 49022.

Your claim will be barred unless a proceeding to enforce the claim is commenced within one year after the date of publication of this notice. This notice is given pursuant to Section 807 of 1993 PA 23, as amended.

(11-26)

**STATE OF WISCONSIN**
**CIRCUIT COURT**
**ADAMS COUNTY**
**Case No. 26-SC-351**
**Publication Summons & Notice**

**CREATIVE FINANCE, INC**
815 Business Park Road
Wisconsin Dells, WI 53965, Plaintiff,
**vs.**
**EMILY CASTANEDA**
511 Rosehill Road
Berrien Springs, MI 49103
Defendant

You are being sued by CREATIVE FINANCE, INC. in the small claims court for Adams County, Adams County Courthouse, 401 Adams Street, Suite 6, Friendship, Wisconsin; 608-339-4208. A hearing will be held on December 15, 2026, at 8:30 a.m. You have the option to dispute this matter without appearing in Court at this hearing by filing a written Answer with the Clerk of Court's Office no later than the date of this court hearing. You must also send a copy of your Answer to the Plaintiff's counsel at their address. You may contact the Clerk of Court's office at the telephone number above to determine if there are other methods to answer a small claims complaint in this county. If you do not appear or properly file a written Answer, a money judgment may be given to the person suing for $10,000.00, plus costs, disbursements and reasonable attorney fees. A copy of the claim has been mailed to you at the address above. This is an attempt to collect a debt. Any information obtained shall be used for that purpose. Dated this 16th day of November, 2026.

Ann L. Patteson
Plaintiff's Attorney
von Briesen & Roper, s.c
300 N. Broadway Ste 2B
Green Bay, WI 54303
Telephone 920.713.7800
(11-26)

**NOTICE OF PUBLIC SALE**
**OF PERSONAL PROPERTY**

Notice is hereby given that **Storage of America - Townline**, phone **(269) 363-4430**, located at **1515 Townline Road , Benton Harbor, MI, 49022** will hold a Public Sale, to satisfy the lien of the owner. This notice is given in accordance with the provisions of Michigan Compiled Statutes 570.521 to 570.527. Units will be sold via online auction, at **www.StorageTreasures.com**. Auction will close on or after **Monday December 14, 2026 at 10:00 am.** The personal goods stored therein by the following may include, but are not limited to household goods, furniture, tools, equipment, toys, boxes, clothes and misc items. Owner reserves the right to bid and the right to refuse bids. Cleanup deposit is required. Sale is subject to cancellation. The contents of the rental storage units belonging to the following persons will be sold:

**Jaden Miller**
**Jill Wilson**
**Kristina Clark**
**Mildred Smith**
**Willie Nichols**
**Lyndsey Phillips**
**Angie Dunn**
**Neeia Wilburn**
**Tyrique Moore**
**Nicole Kublick**
**Wanda Swifthorn**
**Anthony DiMambro**
**Lachonda Branscumb**
**David Everett**
**Laquisha Lashay Robinson**
**Kylee Kaminski**
**Leslie Nelson**
**Catrina Orr**
(11-26)(12-03)

**NOTICE OF MORTGAGE**
**FORECLOSURE SALE**

**NOTICE OF FORECLOSURE BY ADVERTISEMENT. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Berrien County, starting promptly at 11:00 AM, on January 21, 2027. 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 to Fifth Third Bank, N.A. dated September 13, 2024 and recorded September 26, 2024 in Liber 3435 at Page 0970, Berrien County, Michigan. There is claimed to be due at the date hereof the sum of $18,855.72.

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

**THE FOLLOWING DESCRIBED LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF BERRIEN, TOWNSHIP OF WEESAW. BEGINNING ON NORTH-SOUTH 1/4 LINE OF SECTION 5, TOWN 7 SOUTH, RANGE 19 WEST, 896.25 FEET NORTH OF THE SOUTH 1/4 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.**

**Said property is commonly known as 12772 Sandridge Rd, Sawyer, MI 49125.**

The redemption period shall be 12 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply:

ATTENTION HOMEOWNER: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Mortgage at the telephone number stated in this notice.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

Dated: November 23, 2026

Attorney for the party foreclosing the Mortgage:
Thomas E. McDonald (P39312)
Brock & Scott, PLLC
5431 Oleander Drive
Wilmington, NC 28403
PHONE: (844) 856-6646
File No. 26-26830
(11-26)(12-17)

**CITY OF BENTON HARBOR**

## NOTICE TO BIDDERS

Notice to Bidders and Invitation for bids - The City of Benton Harbor will accept sealed bids for the furnishing of services involving the cutting and removal of dead trees and limbs, and stump grinding from assigned site(s) throughout the city. Sealed proposals must be received by the City Clerk's Office on or before December 7, 2026 at 12:00pm.

The bid specification and all related documentation is available on the City of Benton Harbor Web site at www.bhcity.us.

Alex Little, City Manager
(269) 204-2776
Alittle@bhcity.us



**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 January 14, 2027. 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): GREGG BEAUDETTE AND KAREN BEAUDETTE, 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): Lakeview Loan Servicing, LLC.

Date of Mortgage: December 18, 2023

Date of Mortgage Recording: December 22, 2023

Amount claimed due on date of notice: $405,499.67

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

**UNIT NO. 45, CONCORD RIDGE, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 177 OF CONDOMINIUMS, PAGE 1, AS AMENDED AND DESIGNATED AS BERRIEN COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 177, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.**

**Common street address (if any): 1514 Prairie Dr, Saint Joseph, MI 49085-8695**

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: November 26, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1613001
(11-26)(12-17)

**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 January 14, 2027. 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): TRACEY TAYLOR-ROGERS, a married woman

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

Foreclosing Assignee (if any): Freedom Mortgage Corporation

Date of Mortgage: November 4, 2005

Date of Mortgage Recording: November 29, 2005

Amount claimed due on date of notice: $45,009.07

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

**Lot 22 and the West 20 feet of Lot 21, Bradford Addition to Indian Hills St. Joseph Township, Berrien County, Michigan, being a subdivision of part of the South half of Section 25, Township 4 South, Range 19 West, according to the Plat thereof, recorded January 18, 1947 in Volume 11 of Plats, Page 47, being in St. Joseph Township, Berrien County, Michigan.**

**Common street address (if any): 300 Bradford Rd, Benton Harbor, MI 49022-6000**

The redemption period shall be 1 year from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a.

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: November 26, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1612789
(11-26)(12-17)

**NOTICE OF**
**MORTGAGE FORECLOSURE SALE**

**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 BELOW IF YOU ARE IN ACTIVE DUTY.**

**ATTN 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. 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. Under the power of sale contained herein in said mortgage and the statute in such case made and provided, notice is hereby 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 a cashier's check at the place of holding the circuit court in BERRIEN County, starting promptly at 11:00 AM, on January 21, 2027. 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 SALE – Default has been made in the conditions of a mortgage made by CHRISTINA L. FLANDERS a single woman, to National City Bank, dated January 23, 2003, and recorded October 13, 2008 in Liber 2861 Page 1072 in BERRIEN County records, Michigan, and assigned to US Mortgage Resolution Trust by an Assignment of Mortgage recorded on April 21, 2025 in Liber 3448, Page 2610, and assigned to Note Country LLC by an Assignment of Mortgage recorded on August 20, 2026 in Liber 3485, Page 2737, on which mortgage there is claimed to be due at the date hereof the sum of Twenty-Two Thousand Four Hundred Sixty-Eight and 69/100 dollars ($22,468.69).

Said premises are situated in the City of NILES, County of BERRIEN, and State of Michigan, and particularly described as:

**Lot 50, Shamrock Hills No. 1, according to the plat thereof as recorded in Liber 19 of Plats Page 6.**

**Property Address:326 Shamrock Drive, Niles, MI 49120 Parcel No.: 14-7260-0050-00-0**

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 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.

Dated: November 26, 2026

For more information, please call: (513) 444-4100

Sottile and Barile PLLC
Attorneys for Plaintiff
394 Wards Corner Boulevard, Suite 180
Loveland, OH 45140
File MF2608039 - Flanders, Christina - SG
(11-26)(12-17)

**PUBLIC NOTICE**

**City of Buchanan Downtown Phase II Reconstruction Project**

At its regularly scheduled meeting on December 14, 2026, the Buchanan City Commission will discuss the next phase of the City's downtown reconstruction project, which is planned for construction in 2027.

The Downtown Phase II project will build upon the improvements completed during the first phase of downtown reconstruction and continue the City's efforts to modernize aging infrastructure, improve public facilities, and support the long-term vitality of the downtown area.

The proposed project will include improvements to several downtown public parking lots, including associated utility infrastructure, as well as the reconstruction of Oak Street between Front Street and Dewey Street. Improvements along Oak Street will include the replacement of water and sanitary sewer infrastructure, roadway reconstruction, and sidewalk improvements.

The project will be partially funded through financial assistance from the U.S. Department of Agriculture (USDA), helping the City leverage federal resources to address important infrastructure needs while reducing the financial burden on local taxpayers.

## SECOND INSERTION

**SHORT FORECLOSURE NOTICE - BERRIEN COUNTY**

**NOTICE OF FORECLOSURE BY ADVERTISEMENT. Notice is given under section 49c of the State Housing Development Authority Act of 1966, 1966 PA 346, MCL 125.1449c, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Berrien County, starting promptly at 11:00 AM, on December 17, 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.**

MORTGAGE: Mortgagor(s): DEANDRE WILLIAMS, unmarried man

Original Mortgagee: Churchill Mortgage Corporation

Date of mortgage: October 18, 2024

Recorded on October 24, 2024, Liber 3437, on Page 1428, Foreclosing Assignee (if any): Michigan State Housing Development Authority

Amount claimed to be due at the date hereof: Sixty-Two Thousand Five Hundred One and 02/100 Dollars ($62,501.02)

Mortgaged premises: Situated in Berrien County, and described as:

**Lot 114 of BUTLER VILLA NO. 2, according to the recorded plat thereof, as recorded in Liber 10 of Plats on Page 36.**

**Commonly known as 1969 Hatch Ave, Benton Harbor, MI 49022**

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 125.1449v, in which case the redemption period shall
be 30 days from the date of such sale, or 15 days from the MCL 125.1449v(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238.

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

Michigan State Housing Development Authority
Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400
1612494
(11-19)(12-10)