

WANT ADS

Classified Ads

The St. Ignace News will not be responsible for more than one incorrect insertion of a classified ad.

Copy Deadline: Monday, 1 p.m.

PUBLIC NOTICES

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 military duty.

MORTGAGE SALE

Default has been made in the conditions of a mortgage made by SUSAN M. SCHWEIKART and BARRY A. SCHWEIKART, wife and husband, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated July 6, 2005 and recorded July 15, 2005 in Liber 606, page 581, Mackinac County Records, Michigan. There is claimed to be due at the date hereof the sum of One Hundred Fifty-Four Thousand Seven Hundred Twenty-Two and 70/100 Dollars (\$154,722.70) including interest at 7.75% per annum.

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue at the West front door of the Mackinac County Courthouse in St. Ignace in Mackinac County, Michigan, at 11:00 a.m. on August 30, 2007.

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

The South one-half of Lot 33, Aileen's Plat, Brevort Township, Mackinac County, Michigan, as recorded in Liber 4, Pages 36 through 38, Mackinac County Records.

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.

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.

Dated: August 2, 2007
Orlans Associates, P.C.
Attorneys for Servicer
P.O. Box 5041
Troy, MI 48007-5041
(248) 457-1000
File No. 207.7090

LEGAL ADVERTISEMENT

NOTICE OF MORTGAGE FORECLOSURE AT PUBLIC SALE

Moher & Cannello P.C. is attempting to collect a debt and any information obtained will be used for that purpose. Notify us at the number below if you are in the active military service.

Default having been made in the terms and conditions of a certain Mortgage made by FRANCIS R. DOUD of PO Box 517, Mackinac Island, Michigan 49757, as Mortgages to FIRST NATIONAL BANK of St. Ignace of PO Box 187, 132 North State Street, St. Ignace 49781, Mortgagee, dated May 27, 2003 and recorded in the Office of the Register of Deeds for the County of Mackinac, State of Michigan, on June 3, 2003, at Liber 545, page 524, on which Mortgage there is claimed to be due as the date of this notice the sum of \$306,954.66 Principal, and \$23,300.52 interest and \$75.00 late charges, plus added interest of \$59.26 per day for each day after July 5, 2007. No suit or proceedings in law or in equity having been instituted to recover the debt, nor any part of the debt, secured by said Mortgage, and the power of sale of said Mortgage contained having become operative by reason of default.

NOTICE IS HEREBY GIVEN:

By virtue of the power of sale contained in said Mortgage, and pursuant to the Statute of the State of Michigan in such case made and provided, notice is hereby given that on September 6, 2007 at 10 o'clock, a.m. local time said Mortgage will be foreclosed by the sale at public auction to the highest bidder, at the West door of the Courthouse, 100 Marley Street, St. Ignace, Michigan 49781, that being the place of the holding of the Circuit Court for the County of Mackinac, Michigan, of the premises described in said Mortgage, or so much thereof as may be necessary to pay the amount due on said Mortgage with interest thereon at 6.95% per annum, and all legal costs, charges and expenses, including any attorney fee allowed by law, and also in a sum or sums which may be paid by the undersigned necessary to protect its interest in the premises.

Said premises described as follows:

All property located in the County of Mackinac,

State of Michigan, described as follows:

The Mortgaged property is described as: Lot 90 Assessors Plat Number 3 according to the Plat at Liber 2 of Plats page 47, County of Mackinac, City of Mackinac Island, Michigan, with the common address of Spring Street, Mackinac Island, Michigan 49757.

The redemption period shall be six months from the date of such sale. The property may be redeemed during the 6 months immediately following the sale.

Dated this 23rd day of July, 2007

Steven J. Cannello (P31592)
Attorney for Mortgagee
Moher & Cannello, P.C.
P.O. Box 538
Sault Ste. Marie, MI 49783
(906) 632-3397

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 military 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.

MORTGAGE SALE

Default has been made in the conditions of a mortgage made by PATRICK DANIEL RICKLEY, a single man, original mortgagor(s), to ARGENT MORTGAGE COMPANY, LLC, Mortgagee, dated July 8, 2005, and recorded on July 15, 2005 in Liber 606 on page 561, in Mackinac County Records, Michigan, and assigned by said Mortgagee to Deutsche Bank National Trust Company, as trustee of Argent Mortgage Loan Trust, Asset Backed Pass Through Certificates, Series 2005-W2 under the pooling and servicing agreement as of April 1, 2005, without recourse as assignee by an assignment, on which mortgage there is claimed to be due at the date hereof the sum of Seventy-Six Thousand One Hundred Seventy and 15/100 Dollars (\$76,170.15), including interest at 10.2% per annum.

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby

given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue, at the West front door of the Mackinac County Courthouse in St. Ignace at 11:00 a.m., on August 23, 2007.

Said premises are situated in City of St Ignace, Mackinac County, Michigan, and are described as: A portion of Private Land Claim No. 10 described as: Beginning at the intersection of the Southerly line of Keightley Street with the Easterly line of Church Street; thence North 80 degrees East, 135 feet; thence South 10 degrees East, 76 feet; thence South 80 degrees West, 135 feet; thence North 10 degrees West 76 feet to the point of beginning, City of St. Ignace, Mackinac County, Michigan

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.

Dated: July 26, 2007

For more information, please call:
FC H 248.593.1300
Trott & Trott, P.C.
Attorneys For Servicer
31440 Northwestern Highway, Suite 200
Farmington Hills, Michigan 48334-2525
File #152382F01

LEGAL ADVERTISEMENT

NOTICE OF MORTGAGE FORECLOSURE AT PUBLIC SALE

Moher & Cannello P.C. is attempting to collect a debt and any information obtained will be used for that purpose. Notify us at the number below if you are in the active military service.

Notice to 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 amount bid and paid by you at the sale together with interest at the mortgage rate.

Default having been made in the terms and conditions of a certain Mortgage made by HELGA RODIN DOUD and FRANCIS R. DOUD of PO Box 517, Mackinac Island, Michigan 49757, as Mortgages to FIRST NATIONAL BANK of St. Ignace of PO Box 187, 132 North State Street, St. Ignace 49781, Mortgagee, dated November 29, 2004 and recorded in the Office of the Register of Deeds for the County of Mackinac, State of Michigan, on December 2,

2004, at Liber 591, page 510, on which Mortgage there is claimed to be due as the the date of this notice the sum of \$89,629.73 Principal, and \$13,189.31 interest and \$45.00 late charges, plus added interest of \$17.83 per day for each day after July 5, 2007. Helga R. Doud and Francis R. Doud conveyed the premises after the date of the above mentioned mortgage to Stephen Doud Enterprises, L.L.C. A Michigan Limited Liability Company whose address is One Main Street, PO Box 517, Mackinac Island, Michigan 49757. No suit or proceedings in law or in equity having been instituted to recover the debt, nor any part of the debt, secured by said Mortgage, and the power of sale of said Mortgage contained having become operative by reason of default.

Dated this 23rd day of July, 2007

Steven J. Cannello (P31592)
Attorney for Mortgagee
Moher & Cannello, P.C.
P.O. Box 538
Sault Ste. Marie, MI 49783
(906) 632-3397

NOTICE OF MORTGAGE SALE

Default having been made in the conditions of a certain Mortgage made by BILLIE S. GRODY, a woman, of 4464 N. M-88, East Jordan, MI 49727 to ALDEN STATE BANK of P.O. Box 39, Alden, Michigan 49612 dated September 24, 2001, and recorded in the office of the Register of Deeds for the County of Mackinac and State of Michigan, on September 27, 2001 in Liber 494 of Mortgages, on page 356, which Mortgage there is claimed to be due at the date of this notice, for principal and interest the sum of Ten Thousand Seven Hundred Thirty One and 99/100 (\$10,731.99) dollars, and no proceedings having been instituted to recover the debt now remaining secured by said Mortgage, or any part thereof, whereby the power of sale contained in said Mortgage has become operative;

Now therefore, Notice is Hereby Given that by virtue of the power of sale contained in said Mortgage and in pursuance of the statute in such case made and provided, the said Mortgage will be foreclosed by a sale of the premises therein described or so much thereof as may be necessary, at public auction, to the highest bidder, steps of the county courthouse in the City of St. Ignace and County of Mackinac, Michigan, that being the place of holding the Circuit Court in and for said County, on August 30, 2007, at 11:00 o'clock the forenoon of said day, and said premises will be sold to pay the amount so as aforesaid then due on said mortgage together with 9.0 percent interest, legal costs, attorneys' fees and also any taxes and insurance that said Mortgagee does pay on or prior to the date of said sale; which said premises are described in said Mortgage as follows, to-wit:

Township of Hudson, County of Mackinac, State of Michigan.

Lot 4, Block 7, Plat of the Village of Garnet, according to the plat recorded in Liber 1 of Plats, Page 33, Mackinac County Records.

The period of redemption will be six (6) months from the date of sale unless the property is found to be abandoned pursuant to MCL 600.3241a.

Dated: June 11, 2007

Alden State Bank
Mortgagee

redeemed during the 6 months immediately following the sale.

Dated this 23rd day of July, 2007

Steven J. Cannello (P31592)
Attorney for Mortgagee
Moher & Cannello, P.C.
P.O. Box 538
Sault Ste. Marie, MI 49783
(906) 632-3397

NOTICE OF MORTGAGE SALE

Default having been made in the conditions of a certain Mortgage made by BILLIE S. GRODY, a woman, of 4464 N. M-88, East Jordan, MI 49727 to ALDEN STATE BANK of P.O. Box 39, Alden, Michigan 49612 dated September 24, 2001, and recorded in the office of the Register of Deeds for the County of Mackinac and State of Michigan, on September 27, 2001 in Liber 494 of Mortgages, on page 356, which Mortgage there is claimed to be due at the date of this notice, for principal and interest the sum of Ten Thousand Seven Hundred Thirty One and 99/100 (\$10,731.99) dollars, and no proceedings having been instituted to recover the debt now remaining secured by said Mortgage, or any part thereof, whereby the power of sale contained in said Mortgage has become operative;

Now therefore, Notice is Hereby Given that by virtue of the power of sale contained in said Mortgage and in pursuance of the statute in such case made and provided, the said Mortgage will be foreclosed by a sale of the premises therein described or so much thereof as may be necessary, at public auction, to the highest bidder, steps of the county courthouse in the City of St. Ignace and County of Mackinac, Michigan, that being the place of holding the Circuit Court in and for said County, on August 30, 2007, at 11:00 o'clock the forenoon of said day, and said premises will be sold to pay the amount so as aforesaid then due on said mortgage together with 9.0 percent interest, legal costs, attorneys' fees and also any taxes and insurance that said Mortgagee does pay on or prior to the date of said sale; which said premises are described in said Mortgage as follows, to-wit:

Township of Hudson, County of Mackinac, State of Michigan.

Lot 4, Block 7, Plat of the Village of Garnet, according to the plat recorded in Liber 1 of Plats, Page 33, Mackinac County Records.

The period of redemption will be six (6) months from the date of sale unless the property is found to be abandoned pursuant to MCL 600.3241a.

Dated: June 11, 2007

Alden State Bank
Mortgagee

Leon W. Sluyter, Vice President
For: Alden State Bank
Business address:
PO Box 717
Elk Rapids, MI 49629

FORECLOSURE NOTICE

This firm is a debt collector attempting to collect a debt. Any information obtained will be used for this purpose. If you are in the Military, please contact our office at the number listed below.

MORTGAGE SALE

Default has been made in the conditions of a certain mortgage made by: PATRICK A. POLLARD, a single man to OPTION ONE MORTGAGE CORPORATION, Mortgagee, dated March 9, 2007 and recorded March 15, 2007 in Liber 646 page 456 Mackinac County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Seventy Thousand Five Hundred Twenty-One dollars and Fifteen cents (\$170,521.15) including interest 10.225% per annum.

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue, west front door of the Mackinac County Courthouse in St. Ignace, Michigan at 11:00 a.m. on Thursday, August 16, 2007.

Said premises are situated in City of Cedarville, Mackinac County, Michigan, and are described as:

Commencing at a spike at the Northwest corner of Section 6, Township 41, North, Range 1 East; thence along the West line of said Section South 00 degrees 22 minutes 41 seconds East 492.52 feet to the Point of Beginning of this description; thence North 89 degrees 29 minutes 04 seconds East 33.00 feet to a T-iron stake on the Easterly line of Meridian Road; thence continuing North 89 degrees 29 minutes 04 seconds East 1287.35 feet to a T-iron stake on the East line of Government Lot 2 of said section, as monumented; thence along the East line of said Government Lot South 00 degrees 24 minutes 21 seconds East 492.97 feet to a T-iron stake on the Northerly line of Bagnell Road (60 foot right of way); thence along the Northerly line of said road South 89 degrees 30 minutes 14 seconds West 712.59 feet to a T-iron stake; thence North 00 degrees 22 minutes 41 seconds West 300.00 feet to a T-iron stake; thence South 89 degrees 30 minutes 14 seconds West 608.00 feet to the West line of said section; thence along said section line North 00 degrees 22 minutes 41 seconds West 192.52 feet to the Point of Beginning. Being a part of Government Lot 2, Section 6, Town 41 North, Range 1 East.

Commonly known as 123 E Bagnell Road, Cedarville MI 49719

The redemption period shall be 12 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.

Dated: July 13, 2007

Option One Mortgage Corporation,
Assignee of Mortgagee
Attorneys: Potestivo & Associates, P.C.
811 South Blvd.
Suite 100
Rochester Hills, MI 48307
(248) 844-5123
Our File No: 07-74494

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 military duty.

MORTGAGE SALE

Default has been made in the conditions of a mortgage made by CHAD R. FOX, a Single Man, original mortgagor(s), to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated June 27, 2003, and recorded on July 11, 2003 in Liber 550 on page 53, in Mackinac County Records, Michigan, and assigned by said Mortgagee to Huntington National Bank as assignee by an assignment, on which mortgage there is claimed to be due as of the date of this Notice the sum of \$127,646.75, which amount may or may not be the entire indebtedness owed by John McNeil and Rachel McNeil, husband and wife, to mBank, together with interest at 8.00 percent per annum.

NOW THEREFORE, Notice is hereby given that the power of sale contained in said Mortgage has become operative and that pursuant to that power of sale and MCL 600.3201 et. seq., on August 23, 2007 at 11:00 a.m., at the West Front Door of the Mackinac County Courthouse in St. Ignace, Michigan, that being the place for holding the Circuit Court and/or for conducting such foreclosure sales for the County of Mackinac, there will be offered at public sale, the premises, or some part thereof, described in said Mortgage as follows, to-wit:

The East half of the Northeast quarter of the Northeast quarter, Section 28, T43N, R12W, Newton Township, Mackinac County, Michigan.

The redemption period shall be one (1) year from the date of sale unless the property is found to be abandoned pursuant to MCL 600.3241a, in which case the redemption period shall be the later of thirty (30) days from the date of sale or fifteen (15) days from the date the notice required by MCL 600.3241a(b) was posted and mailed.

BRANDT, FISHER, ALWARD & ROY, P.C.
mBank

By: H. DOUGLAS SHEPHERD IV (P64560)
Attorneys for Mortgagee
1241 E. Eighth Street
P.O. Box 5817
Traverse City, Michigan
49696-5817
(231) 941-9660

Dated: July 10, 2007

McGraw Phone & Fax (906) 643-9613
Northern Property and Appraisal Cheeseman Rd., St. Ignace
Jennifer Schroeder McGraw
State Certified Real Estate Appraiser

Huskey
BUILT CONSTRUCTION, CO.
182 First Street • St. Ignace, MI • 49781
Dickinson Homes Dealer
Commercial & Residential • Custom Homes & Remodeling
Painting • Drywall & Cement Work
Margaret Huskey - Owner (906) 643-9516 Licensed & Insured
Steve Sayles - Foreman (906) 643-7513

Building or Remodeling?
Call an Experienced, Licensed Craftsman.
TOM HUSKEY
CONSTRUCTION & DESIGN
• IN BUSINESS FOR 25 YEARS •
•Residential •Commercial
•Custom Homes •Additions
•Garages •Cement Work
CUSTOM RESIDENTIAL PRINTS AVAILABLE ON REQUEST
Tom Huskey (906) 643-8659
Licensed & Insured • e-mail: thuskey@charter.net

Cryderman Builders, Inc.
~ Jeff Cryderman ~
Residential and Commercial Builder
Custom Homes • Remodeling • Siding
Additions • Garages
St. Ignace (906) 643-7437
Lead Abatement Licensed

MARSHALL BUILDERS, Inc.
COMPLETE Residential & Commercial CONSTRUCTION
★ Remodeling ★ Siding Licensed & Insured
★ Roofing ★ Painting
Rick - 643-9491 Wade - 643-7410

AL GREEN PAINTING
INTERIOR & EXTERIOR
Carpentry ~ Roofing ~ Siding
Drywall & Wallpaper
906-298-1239

Solution to Last Week's Puzzle
CAPS CHINA ADAM BOOK
ALIE LOGAN ELENA RUBE
LITTLELORD FAUNTLEROY
LITTERER RIFTS TEASES
LAIR SUSIE DRAT
AMENDS WING FRESHMAN
ODIST PANTYWAIST OGA
NUL CHOP HAIPS LAD
ESQ WEAKSISTERS GILIA
STUPIDLY DOITS SATYRS
ELLES ALP LONASIC
PITTED ACHP LONESOME
ALOES GOODYGOODY DAM
POA SAAR ATTY DRU
ANS TIMIDSOUIS WALES
WATCHMENTINE CRIMES
REPS WASAN LEVIT
ATEASE RAFER SALEABLE
POWDERPUFF MAMMASBOYS
OREL EASTS ELIOT LOOS
CORE DYES DETRE ENNA

LICENSED CONTRACTOR ST. IGNACE, MI RESIDENTIAL COMMERCIAL REMODELING and Insurance Claims
BUNKER CONSTRUCTION
• Decks • Roofing • Garages • Total Renovations
• Vinyl Siding • Replacement Windows • Pole Barns
• Custom Homes • Custom Kitchens & Baths
Jeff Bunker - (906) 643-8709 - St. Ignace

DUMAS Custom Interiors Inc.
Purveyors of Fine Kitchen & Bath Cabinetry
COMPLETE REMODELS ~ RESIDENTIAL ~ COMMERCIAL
APPLIANCES: Dacor, Bosch, Jenn-Air, Viking & Sub-Zero
Bridgewood & Pennville Cabinets ~ Corian, Topstone & Granite
Give Us a Call and See How Affordable Custom Can Be!
CAD Service TIM DUMAS Licensed and Insured
ST. IGNACE, MICHIGAN 906-643-9479

North line to the point of beginning

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.

Dated: August 2, 2007

For more information, please call:
FC F 248.593.1313
Trott & Trott, P.C.
Attorneys For Servicer
31440 Northwestern Highway, Suite 200
Farmington Hills, Michigan 48334-2525
File #153810F01

NOTICE OF FORECLOSURE

This firm is a debt collector attempting to collect a debt; any information we obtain will be used for that purpose. If you are in active military service please contact our office at the number below.

ATTENTION POTENTIAL PURCHASERS AT FORECLOSURE SALE:

In the case of resolution prior to or simultaneously with the aforementioned foreclosure sale, mBank may rescind this sale at any time prior to the end of the redemption period. In that event, your damages, if any, shall be limited to the return of your bid amount tendered at the sale, plus interest.

Default having occurred in the conditions of a certain Mortgage made by JOHN McNEIL and RACHEL McNEIL, husband and wife, to mBANK, dated July 1, 2005, and recorded in the Office of the Register of Deeds for the County of Mackinac in the State of Michigan on July 7, 2005, in Liber 606, page(s) 138, et. seq., on which Mortgage there is claimed to be due as of the date of this Notice the sum of \$127,646.75, which amount may or may not be the entire indebtedness owed by John McNeil and Rachel McNeil, husband and wife, to mBank, together with interest at 8.00 percent per annum.

NOW THEREFORE, Notice is hereby given that the power of sale contained in said Mortgage has become operative and that pursuant to that power of sale and MCL 600.3201 et. seq., on August 23, 2007 at 11:00 a.m., at the West Front Door of the Mackinac County Courthouse in St. Ignace, Michigan, that being the place for holding the Circuit Court and/or for conducting such foreclosure sales for the County of Mackinac, there will be offered at public sale, the premises, or some part thereof, described in said Mortgage as follows, to-wit:

The East half of the Northeast quarter of the Northeast quarter, Section 28, T43N, R12W, Newton Township, Mackinac County, Michigan.

The redemption period shall be one (1) year from the date of sale unless the property is found to be abandoned pursuant to MCL 600.3241a, in which case the redemption period shall be the later of thirty (30) days from the date of sale or fifteen (15) days from the date the notice required by MCL 600.3241a(b) was posted and mailed.

BRANDT, FISHER, ALWARD & ROY, P.C.
mBank

By: H. DOUGLAS SHEPHERD IV (P64560)
Attorneys for Mortgagee
1241 E. Eighth Street
P.O. Box 5817
Traverse City, Michigan
49696-5817
(231) 941-9660

Dated: July 10, 2007

✓ MORTGAGES
✓ APPRAISALS
✓ REAL ESTATE SALES
Robert Boynton, Broker
906-643-9006