

THE DETROIT LEGAL NEWS

165 Kirts Blvd, Suite 300
Troy, MI 48084
Phone: 248-577-6100
Toll Free: 800-870-0220
Fax: 248-577-6111

Date: March 3, 2026

County: **Menominee**

Enclosed is a notice of Adjournment for a sale that was scheduled (re-scheduled) for
Please ADJOURN that sale one week (week to week) TO **March 13, 2026.**

March 06, 2026.

NOTE: DO NOT MAKE YOUR BILL OUT TO US

Any invoice should be made out and sent directly to the attorney listed at the bottom of the attached clipping (we are only forwarding the adjournment to you).

VERY IMPORTANT: All adjournments must be posted at the County Court House indicated in the clipping attached.
Please retain all pages of this document for your records and return a copy to the Detroit Legal News.

I, Jennifer Bastien, being a Deputy Sheriff or other officer or person appointed in and for Menominee County, Michigan do hereby attest that the below list of adjournments have been posted before or at the time of and at the place of sale for Menominee County, Michigan on the date noted below.

Signed:

Jennifer Bastien

Date: 3/6/2026

MORTGAGOR	NOTICE#	Ad Type	ATTY FILE#	ATTORNEY
Timothy C. Payne	1564177	M	521698F01	Trott Law P.C. <u>26-0342</u>
Kayla Schraub	1580182	M	515973F03	Trott Law P.C. <u>26-0343</u>

Total Notices: 2 Total Adjournments: 2

521698F01 PAYNE

THE DETROIT LEGAL NEWS
165 KIRTS BLVD, SUITE 300, TROY, MI 48084

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 Menominee County, starting promptly
at 10:00 AM, on July 18, 2025. 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): Timothy C. Payne
and Helen A. Payne, Husband and Wife and Emery
Payne, A Single Man
Original Mortgagee: Mortgage Electronic
Registration Systems, Inc., as nominee for lender and
lender's successors and/or assigns
Foreclosing Assignee (if any): Wells Fargo Bank,
N.A.

Date of Mortgage: November 21, 2017
Date of Mortgage Recording: November 30, 2017
Amount claimed due on date of notice: \$363,955.80
Description of the mortgaged premises: Situated in
Township of Cedarville, Menominee County,
Michigan, and described as: Lot 1 of Certified Survey
No. 995

EXCEPTING: The following described premises
situated in the Township of Cedarville, County of
Menominee and State of Michigan, to-wit: All that part
of Lot 1 of Certified Survey No. 995 (C.S. No. 995)
being located in Government Lot 2 of Section 1,
Township 35 North, Range 25 West, being bounded
and described as follows:

From the South 1/4 corner of said Section 1 measure
North 01 degree 05 minutes 57 seconds West 894.96
feet along the West line of said Government Lot 2;
thence North 89 degrees 58 minutes 20 seconds East
718.95

feet to the Southwest corner of Lot 2 of said Certified
Survey No. 995; thence North 00 degrees 01 minute
40 seconds West 200.00 feet to the Northwest corner
of said Lot 2; thence North 89 degrees 58 minutes 20
seconds East 420.75 feet along the North line of said
Lot 2 to an angle point in said lot; thence South 47
degrees 23 minutes 00 seconds East; 88.80 feet
along the Northerly line of said Lot 2 to the point of
beginning of the parcel described herein; thence
continue South 47 degrees 23 minutes 00 seconds
East 435.58 feet along said Northerly line to an
intermediate traverse line along the shore of Green
Bay; thence North 39 degrees 57 minutes 35
seconds East 100.11 feet along said intermediate
traverse line; thence North 47 degrees 23
minutes 00 seconds West 430.94 feet; thence South
42 degrees 37 minutes 00 seconds West 100.00 feet
to the point of beginning, including those lands lying
between the above-described intermediate traverse
line and the waters edge of Green Bay at the ordinary
high water mark.

Common street address (if any): N9266 STATE
HIGHWAY M35, CEDAR RIVER, MI 49887

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

Notice of Adjournment of
Mortgage Foreclosure Sale

State of Michigan
County of Menominee

I, Jennifer Bastien, a

Deputy Sheriff of Menominee County, Michigan, being the officer
appointed to make the sale as stated in the notice attached hereto, at the
request of the party in whose name said notice was published, do hereby
ADJOURN said sale from 03/06/2026 to 03/13/2026 at the same place
stated therein.

Jennifer Bastien

Deputy Sheriff

I, the above-signed, make oath that the Notice of Adjournment was posted
before or at the time of the sale and at the place of the sale.



telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: June 19, 2025
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
(06-19)(07-10)

515973F03 SCHRAUB

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165 KIRTS BLVD, SUITE 300, TROY, MI 48084

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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 Menominee County, starting promptly
at 10:00 AM, on January 16, 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): Kayla Schraub, a
single woman
Original Mortgagee: Mortgage Electronic
Registration Systems, Inc., as mortgagee, as
nominee for lender and lender's successors and/or
assigns
Foreclosing Assignee (if any): Rocket Mortgage,
LLC f/k/a Quicken Loans, LLC
Date of Mortgage: February 28, 2022
Date of Mortgage Recording: March 3, 2022
Amount claimed due on date of notice: \$69,293.22
Description of the mortgaged premises: Situated in
City of Menominee, Menominee County, Michigan,
and described as: All That Part Of Lot 3, Block 8,
Peters And Morrisons First Addition To The City Of
Menominee, Michigan, According To The Plat
Thereof As Recorded In Liber 6 Of Plats, Page 5,
Menominee County Records, Which Lies
Southeasterly Of A Line 10.00 Feet Southeasterly Of
(As Measured At Right Angles) And Parallel To A
Line Described As: Beginning At The Most Westerly
Corner Of Lot 1, Block 7 Of Said Peters And
Morrisons First Additions; Thence North 42 Degrees
54 Minutes 50 Seconds East Along The Northwesterly
Lot Line Of Lots 1,2,3, And 4 Of Said Block 7, A
Distance Of 253 Feet To The Most Northerly Corner
Of Said Lot 4; Thence Continuing North 42 Degrees
54 Minutes 50 Seconds East, 500 Feet To A Point Of
Ending. Also, All That Part Of The North Half Of The
20 Foot Alley Lying Southerly Of And Adjacent To
Said Lot 3 Which Lies Southeasterly Of The Above
Described Line. And Lot Four (4) Of Block Eight (8),
Peter's And Morrison's First Addition To The City Of
Menominee, Michigan.
Common street address (if any): 500 Henes Park Dr,
Menominee, MI 49858-1422

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,
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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: December 18, 2025
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
(12-18)(01-08)

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State of Michigan
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