Dakota Soda

From: micheal fryback <donavantrust@gmail.com>
Sent: Tuesday, June 23, 2026 9:51 PM
To: Dakota Soda
Subject: **Statement in Support of HB 5152, HB 5153, SB 527, and SB 528**

Michael Fryback
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Phone: 941-786-5876

Dear Chair Hoadley and Members of the House Economic Competitiveness Committee, and Members of the Michigan Legislature:

I am writing to express my **strong support** for **HB 5152 and HB 5153**, as well as the Senate companion bills **SB 527 and SB 528**, which I personally drafted.

These bills represent important and overdue improvements to Michigan's foreclosure laws under the Revised Judicature Act. HB 5152 and HB 5153 will clarify and modernize the rules governing the distribution of proceeds from foreclosure sales, helping to ensure that any surplus funds are handled more fairly and transparently for the former property owner.

SB 527 and SB 528, which I drafted, will allow public foreclosure sales (by advertisement) to be conducted via **virtual/online bidding platforms**. This modernization will expand participation in the bidding process, increase competition, and typically result in **higher sale prices** for the foreclosed properties. Higher auction prices directly translate into **more surplus funds available** for the person who lost their property — funds that rightfully belong to them after satisfying the mortgage and related costs. By reducing opportunities for low bids and insider deals, these bills help protect homeowners and promote greater fairness in the process.

Together, these bills will modernize an outdated system, increase transparency, reduce potential abuse, and better protect Michigan families facing foreclosure.

I respectfully urge the Committee and the full Legislature to advance and pass these bills without delay.

Thank you for your time and consideration. I am available to answer any questions and can be reached at the contact information provided above.

Sincerely,

Michael Fryback
June 23, 2026