

**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 Livingston County, starting promptly at 10:00 AM, on October 23, 2024. 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): Bradley K. Hootman and Sandra L. Hootman, husband and wife

Original Mortgagee: Mortgage Electronic Registration Systems, Inc.

Foreclosing Assignee (if any): U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2022-NR1

Date of Mortgage: November 8, 2004

Date of Mortgage Recording: November 23, 2004

Amount claimed due on date of notice: \$146,908.94

Description of the mortgaged premises: Situated in Township of Brighton, Livingston County, Michigan, and described as: A part of the West part of the Northwest fractional 1/4 of Section 18, Town 2 North, Range 6 East, Brighton Township, Livingston County, Michigan, described as: Beginning at a point which is West 1328.50 feet and South 657.00 feet and West 582.50 feet from the North 1/4 post of said Section 18, thence South 330.00 feet, thence West 77.50 feet thence North 330.00 feet, thence East 77.50 feet to the point of beginning.

Common street address (if any): 8202 Hyne Rd, Brighton, MI 48114-8923

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: September 22, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1540788

(09-22)(10-13)

(9-22, 9-29, 10-6 & 10-13-24 FNV)

**FORECLOSURE NOTICE
NOTICE OF SALE**

TO ALL PURCHASERS - A lien has been recorded on behalf of Hickory Meadows Condominium Association. The lien was executed on March 13, 2024 and recorded on March 14, 2024, as Instrument No. 2024R-003976, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Six Thousand and Thirty Nine Dollars and Ninety- Cents (\$6,039.90).

Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the main entrance of the Judicial Center located in Howell, Michigan (that being the place of holding the Circuit Court for said County), on Wednesday, October 23, 2024, at 10:00 AM, Eastern Standard Time.

The amount due on the lien may increase between the date of this notice and 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 name of the record property owner is Theresa E. Ford, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 122, of Hickory Meadows Condominium, a Condominium according to the Master Deed recorded in Liber 2563, Page 885 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 167. Sidwell No. 4707-30-202-122

Commonly known as: 2596 Kerria Drive, Howell, Michigan 48855

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association 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 lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: September 6, 2024

Hickory Meadows Condominium Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

Stephen M. Guerra

30140 Orchard Lake Road

Farmington Hills, MI 48334

248 671 0140

(09-15)(10-13)

(9-15, 9-22, 9-29, 10-6 & 10-13-24 FNV)

FORECLOSURE NOTICE

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, October 23, 2024.

The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a certain mortgage made by Joshua T Hamilton, Single Man to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Union Home Mortgage Corp., its successors and assigns, Mortgagee, dated November 20, 2015, and recorded on December 4, 2015, as Document Number: 2015R-037631, Livingston County Records, said mortgage was assigned to Nationstar Mortgage LLC by an Assignment of Mortgage dated January 24, 2023 and recorded January 24, 2023 by Document Number: 2023R-001312, on which mortgage there is claimed to be due at the date hereof the sum of Eighty-Seven Thousand One Hundred Sixty-Three and 50/100 (\$87,163.50) including interest at the rate of 4.00000% per annum.

Said premises are situated in the Township of Unadilla, Livingston County, Michigan, and are described as: Part of the Northeast 1/4 of Section 25, Town 1 North, Range 3 East, Unadilla Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 line of said Section 25; thence along the East-West line of said Section 25 and in Doyle Road (variable Right-of-way), North 88 degrees 29 minutes 49 seconds West (previous recorded as North 81 degrees 51 minutes 00 seconds West), 1300.82 feet, to the point of beginning of the parcel to be described; thence North 88 degrees 29 minutes 49 minutes West (previously recorded as North 81 degrees 51 minutes 00 seconds West), 481.06 feet; thence North 01 degrees 17 minutes 09 seconds West, 659.92 feet; thence South 88 degrees 30 minutes 47 seconds East (previously recorded as South 87 degrees 51 minutes 00 seconds East), 481.05 feet; thence South 01 degrees 17 minutes 09 seconds East, 660.05 feet, to the point of beginning. Subject to the rights of the public over the existing Doyle Road (variable Right-of-Way)

Commonly known as: 21116 DOYLE DR, PINCKNEY, MI 48169

If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: September 22, 2024

Randall S. Miller & Associates, P.C.

Attorneys for Nationstar Mortgage LLC

43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200

Hours: 9:00 a.m. - 5:00 p.m.

Case No. 24MI00131-2

(09-22)(10-13)

(9-22, 9-29, 10-6 & 10-13-24 FNV)

**Public Notice: Greenwood
Cemetery Fall Clean-Up**

As a reminder the Annual Fall Clean-Up begins October 14th, 2024, weather permitting.

Families are responsible and encouraged to remove **all** items, including items they wish to keep, before the scheduled clean-up. This will enable the blowing of leaves and cleanup of debris.

All Items left, including, and not limited to lawn ornaments will be removed beginning 7:00 AM on Monday, October 14, 2024. Items removed (shepherd's hooks, solar lights, knick-knacks) may be retrieved for up to two (2) weeks after the clean-up. Flowers and artificial flowers will be disposed of at this time. Unclaimed items will be disposed of after October 28th, 2024. Please contact the Village Offices to schedule retrieval appointments.

Items, including decorations/lawn ornaments, grave blankets, and wreaths, may be placed on the graves starting Monday, November 25, 2024. Such items will be left untouched until Spring Clean Up 2025.

Thank you for your continued efforts and patience during this maintenance and beautification of Greenwood Cemetery. The support of families who observe the cemetery rules is greatly appreciated.

Jamie Hartman
Village Deputy Clerk
(9-29 & 10-6-24 FNV)

**PUBLIC NOTICE
HANDY TOWNSHIP
BOW HUNTING PROPERTY
TO LEASE**

Handy Township will be leasing the westerly portion of 4705-15-400-001 (Van Buren Rd.), 25 acres +/- for the 2024 bow hunting season. The Red Cedar River goes through the property.

The minimum bid is \$500 for one specific hunter, \$900 for two named hunters, and \$1200 for three named hunters. Liability insurance will be required. Lessee will be required to sign a contract with specific requirements or conditions. Bids can be submitted until October 7, 2024, at Handy Township, P.O. Box 189, Fowlerville, MI 48836 or 135 N. Grand Ave, Fowlerville. Deer are regularly seen at the site.

All inquiries shall be directed to Ed Alverson, A.M. only, at 135 N. Grand Ave or call 517.223.3228.

Robin Burge
Handy Township Utility Billing Clerk
(9-22 & 9-29-24 FNV)

FORECLOSURE NOTICE

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

Notice of foreclosure by advertisement.

Notice is given under section 3212 of the revised judiciary 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 Livingston County, starting promptly at 10:00 AM, October 9, 2024. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a certain mortgage made by Ruth A Barrese, A Single Woman to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Ross Mortgage Corporation, Mortgagee, dated October 11, 2012, and recorded on October 19, 2012, as Document Number: 2012R-036481, Livingston County Records, said mortgage was assigned to Nationstar Mortgage LLC by an Assignment of Mortgage dated August 19, 2024 and recorded August 23, 2024 by Document Number: 2024R-015036, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Eight Thousand Two Hundred Twenty-Seven and 63/100 (\$108,227.63) including interest at the rate of 3.87500% per annum.

Said premises are situated in the Township of Genoa, Livingston County, Michigan, and are described as: Unit 5, Hills of North Shore Condominium, according to the Master Deed recorded in Liber 2500, Pages 449 through 500, both inclusive, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 164, together with Rights in General Common Elements and Limited Common Elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended.

Commonly known as: 5149 NORTHFIELD DR, HOWELL, MI 48843

If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: September 8, 2024

Randall S. Miller & Associates, P.C.
Attorneys for Nationstar Mortgage LLC
43252 Woodward Avenue, Suite 180,
Bloomfield Hills, MI 48302,
(248) 335-9200
Hours: 9:00 a.m. - 5:00 p.m.
Case No. 24MI00485-1

(09-08)(09-29)

(9-8, 9-15, 9-22 & 9-29-24 FNV)

Rehfeldt, Lucinda.

Notice of Foreclosure by Advertisement.

Notice is given under section 3212 of the revised judiciary 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 Livingston County Judicial Center, starting promptly at 10:00 AM, on October 30, 2024.

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): Lucinda Rehfeldt. Original Mortgagee: Next Bridge Funding, LLC. Date of mortgage: August 10, 2023, recorded on August 29, 2023, Instrument no. 2023R-016138. Amount claimed to be due at the date hereof: Seventy-Three Thousand Eight Hundred Sixty-One and 83/100 Dollars (\$73,861.83).

Mortgaged premises: Situated in the Township of Green Oak, County of Livingston, state of Michigan, to-wit: Lot 28, Saxony Subdivision No. 1, according to the plat thereof, as recorded in Liber 7, Pages 29 and 30 of Plats, Livingston County Records. Commonly known as: 6351 Beth, Brighton, MI 48116.

The redemption period will be six months 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 foreclosure sale under chapter 32 of 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.

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 related to collection of a debt.

Dated: September 29, 2024.

Schenk & Bruetsch, PLC, 211 W Fort St, Ste 1410,
Detroit, MI 48226
313.774.1000 ext. 1115.

(09-29)(10-20)

(9-29, 10-6, 10-13 & 10-20-24 FNV)

IOSCO TOWNSHIP NOTICE OF ADOPTION of ZONING ORDINANCE AMENDMENTS

An ordinance amending the Iosco Township Zoning Ordinance adopted on October 17, 2019 has been adopted by the Township Board of the Township of Iosco, Livingston County, Michigan. The amendment ordinance was adopted on September 19, 2024, at a regular meeting of the Township Board and shall become effective 8 days following this publication, in accordance with state law. A copy of the amendment ordinance and the Iosco Township Zoning Ordinance can be purchased or inspected at the Iosco Township Hall at 2050 Bradley Rd, in Iosco Township near Webberville, MI, during the hours of 1:00 p.m. to 5:00 p.m. on Wednesdays and Thursdays. In summary, the amendment ordinance provides for: a) the establishment of the Large Solar Energy System Overlay District (LSESOD) under Section 3.1; b) revisions to Section 3.7 to address certain requirements regarding the LSESOD; c) revisions to Table 3-1 of Article 3 to present the stated purposes and planned boundaries of the LSESOD, being the south 80 acres of the southeast ¼ of Section 24 and the north half of Section 25 excluding the west 80 acres; d) revisions to Table 3-2 of Article 3 and Footnote 3 of such Table to permit only Large Solar Energy Systems (Large SES) in the AR District as a principal use and only after an LSESOD rezoning of the subject property is approved; and e) revisions to Section 13.19 regarding application requirements, review procedures, and site development requirements and standards for solar energy systems.

Julie Dailey,
Iosco Township Clerk
(9-29-24 FNV)

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judiciary 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 Livingston County, starting promptly at 10:00 AM, on October 9, 2024. 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): Regina Silcox and James Silcox, Wife and Husband

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage 1 Incorporated, its successors and assigns

Foreclosing Assignee: PennyMac Loan Services, LLC

Date of Mortgage: November 18, 2021

Date of Mortgage Recording: November 23, 2021

Amount claimed due on mortgage on the date of notice: \$385,347.17

Description of the mortgaged premises: Situated in the Township of Green Oak, Livingston County, Michigan, and are described as: Part of the Southeast 1/4 of Section 21, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan, described as follows: Beginning at a point located distant North 88 degrees 54 minutes 44 seconds West 581.85 feet and North 00 degrees 30 minutes 00 seconds East 1041.87 feet from the Southeast corner of said Section 21; thence continuing North 00 degrees 30 minutes 00 seconds East 137.44 feet; thence North 87 degrees 55 minutes 48 seconds East 185.06 feet; thence South 00 degrees 29 minutes 17 seconds West 140.21 feet; thence South 88 degrees 47 minutes 11 seconds West 184.99 feet to the point of beginning.

Commonly Known as: 9849 Marshall Rd., South Lyon, MI 48178

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 Judiciary 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: 09/08/2024

Potestivo & Associates, P.C.

251 Diversion Street,
Rochester, MI 48307
248-853-4400
318404

(09-08)(09-29)

(9-8, 9-15, 9-22 & 9-29-24 FNV)

**FORECLOSURE NOTICE
NOTICE OF SALE TO ALL PURCHASERS -**

A lien has been recorded on behalf of Forest Ridge Assoc.

The lien was executed on December 14, 2023 and recorded on December 19, 2023, as Instrument 2023R-022982, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Two Hundred and Twenty Two Dollars and Sixty-Six Cents (\$3,222.66). Notice of Foreclosure by Advertisement.

Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the main entrance of the Judicial Center located in Howell, Michigan (that being the place of holding the Circuit Court for said County), on Wednesday, October 16, 2024, at 10:00 am, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and 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 name of the record property owner is Nigel Smith, a/k/a Nigel H. Smith and Starlette Voller, a/k/a Starlett Voller, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 23, of Forest Ridge, a Condominium according to the Master Deed recorded in Liber 4878, Page 700 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Sub-division Plan No. 342. Sidwell No. 07-29-401-023

Commonly known as: 1100 Funnycide Way, Howell, Michigan 48843

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association 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 lien at the telephone number stated in this notice.

This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: September 3, 2024
Forest Ridge Assoc.
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Jeffrey L. Vollmer
23201 Jefferson Avenue
St. Clair Shores, MI 48080
586 218 6805

(09-08)(10-06)
(9-8, 9-15, 9-22, 9-29 & 10-6-24 FNV)

**NOTICE TO CREDITORS
Decedent's Estate/Trust
LIVINGSTON COUNTY**

Trust of Gary F. Trimner, Deceased
Date of Birth: January 13, 1950

TO ALL CREDITORS:*

NOTICE TO CREDITORS:

The decedent, Gary F. Trimner, died September 2, 2024. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to the Trustee of the Gary F. and Carolyn J. Trimner Trust dated April 16, 2008, at 7324 Geer Road, Howell, Michigan 48855 within 4 months after the date of publication of this notice.

Attorney
Foster, Swift, Collins & Smith, P.C.
Warren H. Krueger, III P74115
313 South Washington Square
Lansing, Michigan 48933
(517) 371-8236

Trustee
Carolyn J. Trimner, Trustee
7324 Geer Road
Howell, Michigan 48855
(517) 548-3471

(9-29-24 FNV)

FORECLOSURE NOTICE

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, October 16, 2024.

The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a certain mortgage made by David Zmich and Taryn Zmich, husband and wife to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Summit Funding, Inc., Mortgagee, dated August 25, 2010, and recorded on August 30, 2010, as Document Number: 2010R-023655, Livingston County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage which has been submitted to the Livingston County Register of Deeds, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Eighteen Thousand Nine Hundred Seventy-Nine and 14/100 (\$118,979.14) including interest at the rate of 4.75000% per annum.

Said premises are situated in the Township of Hartland, Livingston County, Michigan, and are described as: Parcel: 1 A part of the northeast quarter of section 11, township 3 north, range 6 east, described as commencing at the east quarter corner of said section 11, thence north 00 degrees 15 minutes 13 seconds east, 1331.92 feet to the point of beginning, thence south 89 degrees 46 minutes 49 seconds west 286.01 feet, thence north 00 degrees 18 minutes 23 seconds east, 455.94 feet, thence north 89 degrees 46 minutes 49 seconds east, 285.59 feet, thence south 00 degrees 15 minutes 13 seconds west, 455.94 feet to the point of beginning together with the rights over a 24 foot wide ingress and egress and public utility easement described below. Subject to easements, restrictions and right of ways of record. The grantor and or assigns hereby reserve the right to further grant to future adjacent property owners, assigns and or heirs the right to utilize and or convey a non-exclusive easement; as described as: Nonexclusive Ingress, Egress, Public Utility Easement: A 24 foot wide ingress, egress and public utility easement described as commencing at the east quarter corner of said section 11, thence north 00 degrees 15 minutes 13 seconds east, 1343.92 feet to the centerline of said easement and point of beginning, thence along said centerline south 89 degrees 46 minutes 49 seconds west, 477.51 feet to the point of ending of said easement description. Non Exclusive Private Road and Public Utilities Easement: A 27 foot wide private road and public utility easement described as commencing at the east quarter corner of said section 11, thence north 00 degrees 15 minutes 13 seconds east, 1331.92 feet, thence south 89 degrees 46 minutes 49 seconds west, 33.00 feet, thence north 00 degrees 15 minutes 13 seconds east, 24.00 feet to the point of beginning of said easement, thence south 89 degrees 46 minutes 49 seconds west, 52.00 feet, thence north 44 degrees 46 minutes 49 seconds east, 35.36 feet, thence north 00 degrees 15 minutes 13 seconds east, 145.00 feet, thence north 89 degrees 46 minutes 49 seconds east, 60.00 feet to the centerline of Fenton Road, thence south 00 degrees 15 minutes 13 seconds west, 27.00 feet, thence south 89 degrees 46 minutes 49 seconds west, 33.00 feet thence south 00 degrees 15 minutes 13 seconds west, 143.00 feet to the point of beginning of said easement description. Commonly known as: 4795 FENTON ROAD, HARTLAND, MI 48353

If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: September 15, 2024
Randall S. Miller & Associates, P.C.
Attorneys for Carrington Mortgage Services, LLC
43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200
Hours: 9:00 a.m. - 5:00 p.m.

Case No. 18MI00657-3

(09-15)(10-06)

(9-15, 9-22, 9-29 & 10-6-24 FNV)

**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 Livingston County, starting promptly at 10:00 AM, on October 16, 2024. 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): Scott D Brighton and Kelly Brighton, Husband & Wife and Cynthia M Brighton, 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): Lakeview Loan Servicing, LLC

Date of Mortgage: November 23, 2015

Date of Mortgage Recording: November 30, 2015

Amount claimed due on date of notice: \$266,870.76

Description of the mortgaged premises: Situated in Township of Green Oak, Livingston County, Michigan, and described as: Unit No. 70, STONE RIDGE SITE CONDOMINIUM, according to the Master Deed recorded in Liber 4811, Page 478, Amended and Restated Master Deed recorded in Liber 2011R-024712, as amended, and designated as Oakland County Condominium Sub-division Plan No. 338, together with rights in the general common elements and the limited common elements as shown on the Master Deed, and any amendments thereto, last amended by amendment recorded in Instrument No. 2015R-009320, and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 10889 Bouldercrest Dr, South Lyon, MI 48178-8200

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: September 15, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1539985
(09-15)(10-06)

(9-15, 9-22, 9-29 & 10-6-24 FNV)

**NOTICE TO THE ELECTORS
OF IOSCO TOWNSHIP
THE GENERAL ELECTION
NOTICE**

All Electors are hereby given notice that the General Election will be held in all Precincts of Iosco Township on Tuesday, November 5th 2024. The Iosco Township Clerk is currently available to issue ballots for all Iosco Township registered voters requesting an absentee ballot for the Michigan Primary Election on Wednesday's & Thursday's between 1 p.m. & 5 p.m. at the Township Hall located at 2050 Bradley Rd., Webberville, MI.

Julie Dailey
Iosco Township Clerk
(9-29-24 FNV)

**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 Livingston County, starting promptly at 10:00 AM, on October 30, 2024. 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): Jason G Johnson, a single person

Original Mortgagee: Wells Fargo Bank, NA

Foreclosing Assignee (if any): U.S. Bank Trust National Association, not in its individual capacity, but solely as Owner Trustee for Citigroup Mortgage Loan Trust 2023-A Date of Mortgage: January 23, 2017

Date of Mortgage Recording: January 31, 2017

Amount claimed due on date of notice: \$309,838.01

Description of the mortgaged premises: Situated in Township of Brighton, Livingston County, Michigan, and described as: Unit 35, The Dominion, a condominium, according to the Master Deed recorded in Liber 2481, Page 694, Livingston County Records, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 161, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 4153 Wyndham Pt, Brighton, MI 48114-4987

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: September 22, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1540944

(09-22)(10-13)

(9-22, 9-29, 10-6 & 10-13-24 FNV)

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 Livingston County, starting promptly at 10:00 AM on OCTOBER 16, 2024. 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 George P. Charboneau and Yukiko Charboneau, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Fieldstone Mortgage Company, Mortgagee, dated June 6, 2007 and recorded July 2, 2007 in Instrument Number 2007R-023116 Livingston County Records, Michigan. Said mortgage is now held by U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2007-FS1, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Twenty-Five Thousand Five Hundred Ninety and 93/100 Dollars (\$125,590.93).

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 place of holding the circuit court within Livingston County, Michigan at 10:00 AM on OCTOBER 16, 2024.

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

Part of the East 1/2 of the Northwest 1/4 of Section 29, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the center of said Section 29; running thence West along the 1/4 line 144.3 feet; thence North 303 feet to the center of Coon Lake Road; thence South 64' East to the North and South 1/4 line; thence South on the North and South 1/4 line to the place of beginning.

3480 E Coon Lake, Howell, Michigan 48843

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

Dated: September 15, 2024

File No. 24-007488

Firm Name: Orlans PC

Firm Address: 1650 West Big Beaver Road, Troy MI 48084

Firm Phone Number: (248) 502.1400

(09-15)(10-06)

(9-15, 9-22, 9-29 & 10-6-24 FNV)

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 Livingston County, starting promptly at 10:00 AM, on October 23, 2024.

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 Una Lee Torrice a/k/a Una L. Torrice to Bank of America, N.A. dated December 15, 2014 and recorded January 8, 2015 as Instrument No. 2015R-000644, Livingston County, Michigan. There is claimed to be due at the date hereof the sum of \$26,790.41.

Said premises are located in Livingston County, Michigan and are described as: The following described premises situated in the township of Genoa County of Livingston and State of Michigan, To-Wit: The Southeast 1/4 of the west 1/2 of the Northwest 1/4 of the Northeast fractional 1/4 of Section 1, Town 2 North, Range 5 East, Michigan, together with the joint use with other property owners of a right of way for ingress and egress to the above described parcel which right of way is twenty feet wide and runs along and adjoins to the Westerly boundary of the above described parcel, from the south end of said parcel and running North to Golf Club road except part of the SE 1/4 of the West 1/2 of the NW 1/4 of the NE fractional 1/4 of section 1, T2N, R5E, Genoa TWP., Livingston County, Michigan, described as follows: Beginning at a point which bears S 89 degrees 58 minutes 04 seconds E along the North line of section 1,334.84 ft., and S 0 Degrees 24 minutes 44 seconds W 688.10 ft. from the North 1/4 corner of said Section 1; thence S 88 degrees 34 minutes 17 seconds E 336.73 ft.; Thence S 0 degrees 15 minutes 34 seconds W 339.99 ft.; Thence N 88 degrees 34 minutes 17 Seconds W 337.64 ft.; Thence N 0 degrees 24 minutes 44 seconds E 339.97 ft. To the point of beginning. Containing 2.63 acres and subject to easements and right-of-ways of record. Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any. Being the same premises conveyed to Una Lee Torrice, a single woman from Una Lee Torrice, survivor of herself and her deceased husband, Sam A. Torrice by quit claim deed dated 8/12/2004, and recorded on 8/24/2004, at book 4555, page 949, in Livingston County, MI.

Assessors parcel number: 4711-01-200-067

ATI Order Number: 201411101109

Said property is commonly known as 7534 Golf Club Rd, Howell, MI 48843.

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

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: September 4, 2024

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. 24-14779

(09-15)(10-06)

(9-15, 9-22, 9-29 & 10-6-24 FNV)

**IOSCO TOWNSHIP
NOTICE OF ADOPTION
of ZONING ORDINANCE
AMENDMENTS**

An ordinance amending the Iosco Township Zoning Ordinance adopted on October 17, 2019 has been adopted by the Township Board of the Township of Iosco, Livingston County, Michigan. The amendment ordinance was adopted on September 19, 2024, at a regular meeting of the Township Board and shall become effective 8 days following this publication, in accordance with state law. A copy of the amendment ordinance and the Iosco Township Zoning Ordinance can be purchased or inspected at the Iosco Township Hall at 2050 Bradley Rd, in Iosco Township near Webberville, MI, during the hours of 1:00 p.m. to 5:00 p.m. on Wednesdays and Thursdays. In summary, the amendment ordinance provides for: a) revisions to the Article 21 definition of "kennel" to address animals kept for personal use; and b) the insertion of a Footnote 5 to Table 3-2 (Article 3) that clarifies under what circumstances a kennel comprised of animals for personal use is permitted "by right", subject to plot plan approval, or otherwise subject to "special land use" approval.

Julie Dailey,
Iosco Township Clerk
(9-29-24 FNV)

**Notice of Foreclosure
by Advertisement**

Notice is given under section 3212 of the revised judiciary 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 Livingston County, starting promptly at 10:00 AM, on October 30, 2024. 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): David A. Mast and Suzanne M. Mast, Husband and Wife

Original Mortgagee: Wells Fargo Bank, N.A.

Foreclosing Assignee (if any): U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2005-WF4

Date of Mortgage: June 24, 2005

Date of Mortgage Recording: July 26, 2005

Amount claimed due on date of notice: \$212,874.66

Description of the mortgaged premises: Situated in Township of Handy, Livingston County, Michigan, and described as: A part of the Southeast 1/4 of Section 24, T3N, R3E, Handy Township, Livingston County, Michigan, described as beginning at a point on the South Section line South 89 degrees 00 minutes 41 seconds East 307.00 feet from the South 1/4 corner of Section 24; thence North 01 degrees 26 minutes 12 seconds West 1245.20 feet; thence South 89 degrees 00 minutes 41 seconds East 350.17 feet parallel with the South Section line; thence South 01 degrees 26 minutes 12 seconds East 1245.20 feet to the South Section line; thence North 89 degrees 00 minutes 41 seconds West 350.17 feet along the South Section line to the point of beginning, subject to any easements or right of way of record.

Easement 1: A 33 foot wide easement for ingress and egress whose centerline is described as follows: A part of the Southeast 1/4 of Section 24, T3N, R3E, Handy Township, Livingston County, Michigan, described as beginning on the East-West 1/4 line at a point North 88 degrees 10 minutes 30 seconds West 1408.73 feet from the East 1/4 corner of Section 24; thence South 02 degrees 37 minutes 03 seconds West 78.78 feet; thence Southwesterly 470.71 feet along the arc of a 576.20 foot radius curve to the right whose chord bears South 34 degrees 24 minutes 50 seconds West 457.73 feet; thence South 69 degrees 38 minutes 08 seconds West 54.60 feet; thence Southwesterly 437.27 feet along the arc of a 339.15 foot radius curve to the left whose chord bears South 34 degrees 48 minutes 55 seconds West 407.61 feet; thence South 02 degrees 13 minutes 13 seconds East 651.73 feet; thence South 76 degrees 46 minutes 49 seconds West 67.52 feet to the point of ending.

Easement 2: A 33 foot wide easement for ingress and egress whose centerline is described as follows: A part of the Southeast 1/4 of Section 24, T3N, R3E, Handy Township, Livingston County, Michigan, described as beginning on the East-West 1/4 line at a point North 88 degrees 10 minutes 30 seconds West 1710.87 feet from the East 1/4 corner of Section 24; thence South 01 degree 26 minutes 11 seconds East 476.39 feet to the point of ending.

Common street address (if any): 6277 Layton Rd, Fowlerville, MI 48836-7950

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 Judiciary 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: September 29, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1541033

(09-29)(10-20)

(9-29, 10-6, 10-13 & 10-20-24 FNV)

FORECLOSURE NOTICE

NOTICE OF SALE TO ALL PURCHASERS - A lien has been recorded on behalf of Hickory Hills Condominium Association. The lien was executed on June 29, 2023 and recorded on July 6, 2023, as Instrument 2023R-012472, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Two Thousand Seven Hundred and Eighty One Dollars and Twenty-Five Cents (\$2,781.25).

Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the main entrance of the Judicial Center located in Howell, Michigan (that being the place of holding the Circuit Court for said County), on Wednesday, November 6, 2024, at 10:00 am, Eastern Standard Time.

The amount due on the lien may increase between the date of this notice and 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 name of the record property owner is Daniel R. Beardsell and Katherine M. Beardsell, and is situated in the Township of Osceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 75, of Hickory Hills Condominium, a Condominium according to the Master Deed recorded in Liber 1908, Page 151 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 71. Sidwell No. 07-30-101-075 Commonly known as: 2358 Summit Cedar Dr, Howell, Michigan 48855

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association 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 lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: September 24, 2024

Hickory Hills Condominium Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

John L. Finkelman

23201 Jefferson Avenue

St. Clair Shores, MI 48080

248 671 0140

(09-29)(10-27)

(9-29, 10-6, 10-13, 10-20 & 10-27-24 FNV)

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 judiciary 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 Livingston County, starting promptly at 10:00 AM on OCTOBER 30, 2024. 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 Daniel W. Morgan, a married man and Michelle Morgan, his wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Polaris Home Funding Corp., Mortgagee, dated September 10, 2015 and recorded September 24, 2015 in Instrument Number 2015R-030084 and Affidavit of Scrivener's Error recorded on November 29, 2022, in Instrument Number 2022R-030424, Livingston County Records, Michigan. Said mortgage is now held by Wells Fargo Bank, N.A., by assignment. There is claimed to be due at the date hereof the sum of Ninety-Six Thousand Two Hundred Thirty-Two and 40/100 Dollars (\$96,232.40).

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 place of holding the circuit court within Livingston County, Michigan at 10:00 AM on OCTOBER 30, 2024.

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

Part of the Southwest 1/4 of the Southwest 1/4 of Section 29, Town 4 North, Range 6 East, Township of Tyrone, Livingston County, Michigan, described as follows: Beginning at a point on the West line of said Section, North 00 degrees 02 minutes 10 seconds West 618.39 feet from the Southwest corner of said Section; thence continuing North 00 degrees 02 minutes 10 seconds West 160.00 feet; thence North 87 degrees 31 minutes 20 seconds East 282.80 feet; thence South 00 degrees 02 minutes 10 seconds East, 160.00 feet; thence South 87 degrees 31 minutes 20 seconds West 282.80 feet to the Point of Beginning.

7030 Linden Road, Fenton, Michigan 48430

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

Dated: September 29, 2024

File No. 24-011520

Firm Name: Orland PC

Firm Address: 1650 West Big Beaver Road, Troy MI 48084

Firm Phone Number: (248) 502.1400

(09-29)(10-20)

(9-29, 10-6, 10-13 & 10-20-24 FNV)

517-223-8760
206 E. Grand River
P.O. Box 937
Fowlerville, MI 48836



“Serving the Local Communities”

www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY
Notice of Foreclosure by Advertisement.**

Notice is given under section 3212 of the revised judiciary 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 Livingston County, starting promptly at 10:00 AM, on October 30, 2024. 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): Judith Hernandez, a single woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns

Date of mortgage: December 21, 2018

Recorded on January 2, 2019, in Document No. 2019R-000115, Foreclosing Assignee (if any): NewRez LLC d/b/a Shellpoint Mortgage Servicing

Amount claimed to be due at the date hereof: Two Hundred Twenty-Eight Thousand Seven Hundred Eighteen and 56/100 Dollars (\$228,718.56)

Mortgaged premises: Situated in Livingston County, and described as: PARCEL 3: A parcel of land in the Southwest 1/4 of Section 23, Town 2 North, Range 3 East, Township of Iosco, Livingston County, Michigan, described as follows: Beginning at a point on the West line of Section 23 and the center line of Bull Run Road, said point being distant South 00 degrees 02 minutes 44 seconds West 1523.34 feet, along the West line of Section 23 and the center line of Bull Run Road, from the West 1/4 corner of Section 23; proceeding thence from said point of beginning, South 89 degrees 28 minutes 44 seconds East 583.00 feet; thence North 00 degrees 02 minutes 44 seconds East 68.99 feet; thence South 89 degrees 28 minutes 44 seconds East 250.76 feet; thence South 00 degrees 02 minutes 44 seconds West 359.99 feet; thence North 89 degrees 28 minutes 44 seconds West 833.76 feet; thence North 00 degrees 02 minutes 44 seconds East 291.00 feet along the West line of Section 23 and the center line of Bull Run Road, to the point of beginning. Together with and subject to a private, non-exclusive, 66 feet wide ingress, egress and public utility easement in the Southwest 1/4 of Section 23, Town 2 North, Range 3 East, Iosco Township, Livingston County, Michigan, more particularly described as: Beginning at a point on the West line of Section 23 and the center line of Bull Run Road, said point being distant South 00 degrees 02 minutes 44 seconds West 1748.34 feet, along the West line of Section 23 and the center line of Bull Run Road, from the West 1/4 corner of Section 23; proceeding thence from said point of beginning South 89 degrees 28 minutes 44 seconds East 833.76 feet; thence South 00 degrees 02 minutes 44 seconds West 66.00 feet; thence North 89 degrees 28 minutes 44 seconds West 833.76 feet; thence North 00 degrees 02 minutes 44 seconds East 66.00 feet along the West line of Section 23 and the center line of Bull Run Road to the point of beginning. Said easement is over, under and across the Southerly 66.00 feet of Parcel 3. Commonly known as 3803 Bull Run Rd, Gregory, MI 48137

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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1541620
(9-29)(10-20)

(9-29, 10-6, 10-13 & 10-20-24 FNV)

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 judiciary 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 Livingston County, starting promptly at 10:00 AM on NOVEMBER 6, 2024. 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 Nicholas R. Natoli and Robin D. Natoli, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for First Franklin, a Division of Nat. City Bank of IN, its successors and assigns, Mortgagee, dated March 3, 2006 and recorded March 14, 2006 in Liber 5054, Page 664 Livingston County Records, Michigan. Said mortgage is now held by Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF9, Mortgage Pass-Through Certificates, Series 2006-FF9, by assignment. There is claimed to be due at the date hereof the sum of Six Hundred Seventeen Thousand Seven Hundred Eighty-Nine and 14/100 Dollars (\$617,789.14).

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 place of holding the circuit court within Livingston County, Michigan at 10:00 AM on NOVEMBER 6, 2024.

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

PARCEL 10: Being a part of the Southwest 1/4 of Section 14, T2N, R4E, Marion Township, Livingston County, Michigan, described as: Commencing at the West 1/4 corner of said Section 14; thence South 00 degrees 12 minutes 15 seconds West 1316.36 feet along the West line of said Section 14; thence North 89 degrees 37 minutes 44 seconds East 80.00 feet; thence South 00 degrees 12 minutes 15 seconds West 319.09 feet along the line parallel with and 80.00 feet East of said West line of said Section 14 to the Place of Beginning; thence South 75 degrees 53 minutes 05 seconds East 850.59 feet; thence along the centerline of a private road easement, herein after described as Easement "F", Southerly 237.06 feet along the arc of a 400.00 foot radius curve to the left, through a central angle of 33 degrees 57 minutes 23 seconds and having a chord bearing South 10 degrees 57 minutes 49 seconds West 233.51 feet; thence North 84 degrees 02 minutes 05 seconds West 187.71 feet; thence North 67 degrees 36 minutes 41 seconds West 140.96 feet; thence South 89 degrees 50 minutes 27 seconds West 160.15 feet; thence South 76 degrees 26 minutes 55 seconds West 313.59 feet; thence North 00 degrees 12 minutes 15 seconds East 437.51 feet along the line parallel with and 80.00 feet East of said West line of Section 14 to the Place of Beginning.

1168 Gray Fox Court, Howell, Michigan 48843

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

Dated: September 29, 2024

File No. 24-011612

Firm Name: Orland PC

Firm Address: 1650 West Big Beaver Road, Troy MI 48084

Firm Phone Number: (248) 502.1400

(09-29)(10-20)

(9-29, 10-6, 10-13 & 10-20-24 FNV)

**IOSCO TOWNSHIP
SYNOPSIS OF
PROPOSED MINUTES
September 19, 2024**

The regular meeting of the Iosco Township Board was held on Thursday, September 19, 2024, at 7:00 P.M. Members Present: Alderson, Bonville, Dailey, Hardies & Parker. The following action was taken: 1) Motion to approve the agenda. 2) 1st. Call to the Public: There were no requests to be heard. 3) Motion to adopt the proposed Regular Meeting Minutes from 08/15/2024. 4) Clerk's report. 5) Treasurer's report. 6) Motion to pay \$309,836.29 in Township bills. 7) Fire Board and Recreation updates were heard. 8) Motion to pay one-fifth (1/5) of the lawyer fees for the drafting of a revised Recreation Agreement not to exceed \$1,000.00. 9) Motion to allow Recreation Representative Atkinson to negotiate on Iosco Township's behalf a proposed change to the recreation agreement that would support flat rate funding. 10) Planning Commission update was heard. 11) Assessor & Zoning Administrator's report was heard. 12) Motion to adopt of Section 13.19 an Updated Amendment for Solar Energy Systems as amended by removing the draft designation. 13) Motion to adopt Amended Resolution 2024-10 a Resolution Establishing Iosco Township's allocated millage rate of 0.7800 and 1.5000 for the voted road millage for 2024/2025. 14) Motion to adopt Article 21 regarding kennels, Table 3-2 and (Article 3). 15) Motion to contribute \$2,500.00 to the Fowlerville Senior Center's 2024-2025 budget to help off-set the cost of services that Iosco Township residents partake in. 16) Motion to adopt Amended Resolution 2024-01 Poverty Guidelines and Asset Level Test. 17) 2nd Call to the Public: The public was heard from. 18) Motion to adjourn at 8:09 P.M.

Respectfully submitted,
Julie Dailey
Iosco Township Clerk
(9-29-24 FNV)

**The Conway Township
Election Commission
Invites You To Attend
A Meeting...**

When: 10-08-2024 Time: 10:00am
Where: Conway Township Hall

Meeting Topics Include: Public Accuracy Test, Approval Of The Conway Township 2024 November Election AV Counting Board, Election Inspectors and Receiving Board

Please note: As of 09-25-2024 this information has been posted at the Conway Township Hall and on the Conway Township Website. In addition, it was sent to the Fowlerville News and Views to be published for two weeks on 09-29-2024 and 10-06-2024.

NOTICE IS HEREBY GIVEN that the Public Accuracy Test for the November 5, 2024 Presidential Election has been scheduled for:

Tuesday, October 8, 2024
Beginning at 10:00am.
At the Conway Township Hall
8015 Fowlerville Road
Fowlerville, MI

The Public Accuracy Test is conducted to demonstrate that the program and computer that will be used to tabulate the results of the election counts those votes in the manner prescribed by law.

Conway Township Clerk
Rachel Kreeger
09-25-2024
(9-29 & 10-6-24 FNV)