

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

A lien has been recorded on behalf of Oak Grove Meadows Condominium Homeowners Association. The lien was executed on May 13, 2024 and recorded on May 23, 2024, as Instrument No. 2024R-008859, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Two Thousand Six Hundred and Eighteen Dollars and Eighty-Seven Cents (\$2,618.87).

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, October 2, 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 Philip T. Johnston and Julie R. Johnston, and is situated in the Township of Howell, County of Livingston, State of Michigan, and is legally described as follows: Unit 19, of Oak Grove Meadows, a Condominium according to the Master Deed recorded in Instrument No. 2017R-030009, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 417. Sidwell No. 4706-13-302-019

Commonly known as: 3276 Hill Hollow Lane, 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: August 19, 2024

Oak Grove Meadows Condominium Homeowners Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

Stephen M. Guerra

30140 Orchard Lake Road

Farmington Hills, MI 48334

248 671 0140

(08-25)(09-22)

(8-25, 9-1, 9-8, 9-15 & 9-22-24 FNV)

NOTICE TO CREDITORS

Jayn Lynn Brannon, deceased

Date of Birth: September 28, 1966

TO ALL CREDITORS: Your interest in the Jayn Lynn Brannon Trust dated September 27, 2018, may be barred or affected by the following: The decedent, Jayn Lynn Brannon, who lived at 529 Curzon Court, Howell, Michigan 48843, died on August 3, 2024. There is no personal representative of the decedent's estate to whom Letters of Authority have been issued. Creditors of the decedent are notified that all claims against the Jayn Lynn Brannon Trust dated September 27, 2018 will be forever barred unless presented to Jayson Brannon, 524 Chicago Drive, Howell, Michigan 48843, within four months after the date of publication of this Notice.

Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it.

Attorney:

Michael C. Crowley (P77885)

Conlin, McKenney & Philbrick, P.C.

350 South Main Street, Suite 400

Ann Arbor, Michigan 48104-2131

(734) 761-9000

(09-22)

(9-22-24 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)

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 20, 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): Donna J. Bishop individually and as trustee of the Donna J. Bishop revocable trust 01/12/2009

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

Foreclosing Assignee (if any): Carrington Mortgage Services LLC

Date of Mortgage: December 16, 2009

Date of Mortgage Recording: January 7, 2010

Amount claimed due on date of notice: \$139,316.00

Description of the mortgaged premises: Situated in Township of Brighton, Livingston County, Michigan, and described as: Lot 86, Hope Lake Park Subdivision No. 2, as recorded in Liber 11, of Plats Page 31, Livingston County Records.

Common street address (if any): 3346 Hope Lake Dr, Brighton, MI 48114-8645

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 22, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1540541

(09-22)(10-13)

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

**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 2, 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): Patrick Conely and Wendy Conely, Husband and Wife

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

Foreclosing Assignee (if any): U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as Trustee, for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-QS2

Date of Mortgage: December 19, 2005

Date of Mortgage Recording: December 28, 2005

Amount claimed due on date of notice: \$256,623.23

Description of the mortgaged premises: Situated in Township of Tyrone, Livingston County, Michigan, and described as: Parcel A: Part of the Northwest fractional 1/4 of Section 31, Township 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, described as follows: Beginning at a point on the section line West 264.99 feet from the North 1/4 corner of said Section 31; thence South 89 degrees 32 minutes 20 seconds West 530 feet along the section line; thence South 00 degrees 44 minutes 10 seconds East 1653.71 feet; thence North 88 degrees 49 minutes 30 seconds East 530 feet; thence North 00 degrees 44 minutes 30 seconds West 1647.11 feet to the point of beginning. Parcel B: Part of the Northwest fractional 1/4 of Section 31, Township 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, described as follows: Commencing at the West 1/4 corner of said Section 31 and proceeding thence along the West line of said Section 31, North 1000.64 feet; thence North 88 degrees 49 minutes 30 seconds East, 1706.39 feet to the point of beginning of the parcel herein described: Thence continuing North 88 degrees 49 minutes East 794.99 feet; thence South 00 degrees 17 minutes 00 seconds West 200 feet; thence South 88 degrees 49 minutes 30 seconds West 791.44 feet; thence North 00 degrees 44 minutes 10 seconds West 199.94 feet to the point of beginning.

Common street address (if any): 8190 Faussett Rd, Fenton, MI 48430-9042

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

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

This notice is from a debt collector.

Date of notice: September 1, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1538673

(09-01)(09-22)

(9-1, 9-8, 9-15 & 9-22-24 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 2, 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): Dennis L Parisho and Jennifer L Parisho, husband and wife as joint tenants with full rights of survivorship

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

Foreclosing Assignee (if any): Mortgage 1, Inc

Date of Mortgage: June 26, 2023

Date of Mortgage Recording: July 5, 2023

Amount claimed due on date of notice: \$155,296.44

Description of the mortgaged premises: Situated in Township of Unadilla, Livingston County, Michigan, and described as: Lots 120 through 122, "Patterson Lakewoods No. 1", according to the plat thereof as recorded in Plat Liber 2, Page 45, Livingston County Records.

DESCRIPTION OF MAXWELL PARCEL PER CONSENT JUDGEMENT, CASE NO. 09-24390-CH.

Part of the Southeast 1/4 of Section 36, Town 1 North, Range 3 East, Unadilla Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest corner of "Patterson Lakewoods No. 1, as recorded in Liber 2 of Plats, Page 45, Livingston County Records; thence along the Westerly line of "Patterson Lakewoods No. 1", North 12 degrees 06 minutes 00 seconds West 60.52 feet; (recorded as 60.4 feet), to the Southwest corner of Lot 122 and the Point of Beginning of the parcel to be described; thence North 67 degrees 47 minutes 51 seconds West 85.55 feet; thence North 77 degrees 43 minutes 47 seconds West 72.65 feet to a point on an existing sea wall and the water's edge of Round Lake; thence along said sea wall and waters edge of Round Lake, the following (2) courses; 1) North 22 degrees 31 minutes 51 seconds East 52.38 feet; 2) North 09 degrees 02 minutes 46 seconds West 29.35 feet to a point representing the Northerly line of Lot 120 of "Patterson Lakewoods No. 1", projected Westerly to the water's edge of Round Lake, thence along this projected Northerly line of Lot 120, North 78 degrees 03 minutes 52 seconds East, 105.52 feet, to the Northwest corner of Lot 120; thence along the Westerly line of "Patterson Lake Woods No. 1", South 12 degrees 06 minutes 00 seconds East 150.29 feet (recorded as 150.00 feet), to the Point of Beginning.

DESCRIPTION OF THE CENTERLINE OF A 10 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES FOR THE EXCLUSIVE USE OF PANKAU PARCEL PER CONSENT JUDGEMENT, CASE NO. 09-24390-CH; Part of the Southeast 1/4 of Section 36, Town 1 North, Range 3 East, Unadilla Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest corner of "Patterson Lakewoods No. 1", as recorded in Liber 2 of Plats, Page 45, Livingston County Records; thence North 89 degrees 52 minutes 24 seconds West 95.03 feet (recorded as South 89 degrees 30 minutes 00 seconds West, 95.00 feet; thence North 00 degrees 06 minutes 57 seconds East (recorded as North 00 degrees 30 minutes 00 seconds West), 64.66 feet to the Point of Beginning of the centerline of the 10 foot wide easement to be described; thence along the centerline of a 10 foot wide easement, South 86 degrees 02 minutes 04 seconds East, 82.41 feet, to the Westerly corner common to Lots 122 and 123 of "Patterson Lakewoods No. 1", thence along the line common to Lots 122 and 123, North 77 degrees 56 minutes 20 seconds East, 100.19 feet (recorded as 100.00 feet), to the Westerly line of Parkdale Drive (20 foot wide platted as Park Drive) and the Point of Terminus.

Common street address (if any): 11665 Parkdale, Pinckney, MI 48169-9757

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 1, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1538985

(09-01)(09-22)

(9-1, 9-8, 9-15 & 9-22-24 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 Ocoela, 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 Subdivision 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)

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY**

Notice of Foreclosure by Advertisement. Notice is given under section 49c of the State Housing Development Authority Act of 1966, 1966 PA 346, MCL 125.1449c, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on October 02, 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): Laura M. Brown, single woman

Original Mortgagee: Academy Mortgage Corporation
Date of mortgage: June 16, 2017

Recorded on June 26, 2017, in Document No. 2017R-018563, and re-recorded via Affidavit of Correction on November 13, 2023, in Document No. 2023R-020897, Foreclosing Assignee (if any): Michigan State Housing Development Authority

Amount claimed to be due at the date hereof: One Hundred Fifteen Thousand Two Hundred Eighty and 98/100 Dollars (\$115,280.98)

Mortgaged premises: Situated in Livingston County, and described as: Unit 48, Hampton Ridge Condominium, according to the Master Deed recorded in Liber 3044, Page 153, Livingston County Records, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 224, 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. Commonly known as 4163 Hampton Ridge Blvd, #48, Howell, MI 48843

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

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

Michigan State Housing Development Authority
Mortgagee/Assignee

Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1539328
(09-01)(09-22)

(9-1, 9-8, 9-15 & 9-22-24 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: Orleans 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)

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 Subdivision 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)

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)

Synopsis of the September 17th, 2024 Conway Township Board of Trustees Regular Meeting

Supervisor W. Grubb Called the meeting to order at 7:05pm with the Pledge of Allegiance.

Present: Supervisor W. Grubb, Clerk R. Kreeger, Treasurer D. Grubb,

Trustee A. Crampton-Atherton, Trustee G. Pushies.

The following motions were made:

- Motion to approve the 08/20/2024 Board Meeting Minutes. Motion Passed.
- Motion to approve the account reconciliation. Motion Passed.
- Motion to approve the disbursements/ payroll/ budget report. Motion passed.
- Motion to approve amendments/ changes to the 9/17/2024 meeting agenda. Motion passed.
- Motion to approve the 9/17/2024 meeting agenda as amended. Motion passed.
- Motion to approve additional meeting stipend for the Township Rec. Board Representative outside of the initial 10 meetings. Motion passed.
- Motion to require the building committee to provide a summary to the board of trustees upon completion of the Township Hall 2024 siding project. Motion passed.
- Motion to approve the 2024 L- 4029 Tax Rate Request Form. Motion passed.
- Motion to approve the 2024 list of special assessments to be levied on the winter tax bill. Motion passed.
- Motion to have the Zoning Administrator address the limousine and cargo container concerns at the corner of Fowlerville Rd. and Chase Lk. Rd. Motion Passed.
- Motion to approve T. Foote to attend continuing education at the Fall MTA regional meeting. Motion passed.
- Motion to fix the HP Pro Book for T. Foote to use. Motion passed.
- Motion to get a quote on cultured stone by noon on 9/20/24. If not available, then approve to go forward with the brick. Motion passed.
- Motion to hire a planner to update the master plan and to not exceed a budget of \$10,000. Motion passed.
- Motion to purchase a laptop for the Zoning Administrator the cost of which shall not exceed \$2,000. Motion passed.
- Motion to contact the township attorney to assist with writing a contract with the builder and the township. Motion approved.
- Motion to adjourn at 11:38pm. Motion passed.

Rachel Kreeger
Conway Township Clerk
(9-22-24 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)

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): 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 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 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)

CONWAY TOWNSHIP ELECTION COMMISSION MEETING

Date: 09-25-2024

Time: 10:00am

Location: Conway Township Hall

Members Of The Conway Township Election Commission: Rachel Kreeger (Clerk), Bill Grubb (Supervisor), and Debbie Grubb (Treasurer)

1. Call Meeting To Order
2. Sign In
 - a. Members of Election Commission
 - b. Members of the Conway Township General Public
3. Approve Conway Township Election Commission Meeting Minutes from 07-15-2024
 - a. Motion: Approval of the 07-15-2024 Election Commission Meeting Minutes
 - i. Board Discussion ~ Call To Public ~ Make Motion
4. Set Date Public Accuracy Testing
 - a. This needs to be for early October. Rachel Kreeger and Tara Foote are requesting this meeting to be held on:
 - i. 10-08-2024 at 10am at Conway Township Hall
 - ii. Motion: Approval of the Conway Township Public Accuracy Test to be set for 10-08-2024 at 10am at Conway Township Hall.
 1. Board Discussion ~ Call To Public ~ Make Motion
5. On The Date Of Our Conway Township Accuracy Test We Will Also Complete The Following Tasks:
 - a. Approve AV Counting Board
 - b. Election Inspectors
 - c. Appoint Receiving Board
6. Board Discussion
7. Call To The Public
8. Meeting Adjournment
 - a. Motion: Adjourn the Conway Township Election Commission 09-25-2024 Meeting at _____.
 - i. Board Discussion ~ Call To Public ~ Make Motion

Diana Lowe
Conway Township
(9-22-24 FNV)

HANDY TOWNSHIP BOARD OF TRUSTEES REGULAR BOARD MEETING SYNOPSIS

The regular meeting of the September 16, 2024 Handy Township Board of Trustees was called to order by Supervisor Alverson at 7:00 P.M. Members present: Clerk Eisele, Treasurer Shear and Trustees Munsell and Roddy. Absent: None. Also present: Zon. Adm.-Flanery, Twp. Atty.-Homier (via Zoom), Chuck Wright, Chief Feig, Amanda Bonnville, Linda, Abigail and Bob Hinton, and Cathy Elliott.

At the regular Handy Township board meeting the following motions were made:

- To approve the agenda as presented
- To approve minutes of 8-26-24 and 8-30-24 as presented.
- To pay the bills in the amount of \$103,287.59
- To adopt Zoning Amendments concerning Solar, Wind and Batteries
- To amend delinquent water fee schedule
- To approve special assessments list withholding from Winter Tax
- To authorize negotiations for Community Rec Agreement
- To adopt Twp. Slogan and logo
- To approve work on Drain #15
- To adjourn meeting at 8:44 P.M.

Laura A. Eisele
Handy Township Clerk
(9-22-24 FNV)

Public Act 188 of 1954 Proceedings NOTICE OF SPECIAL ASSESSMENT HEARING

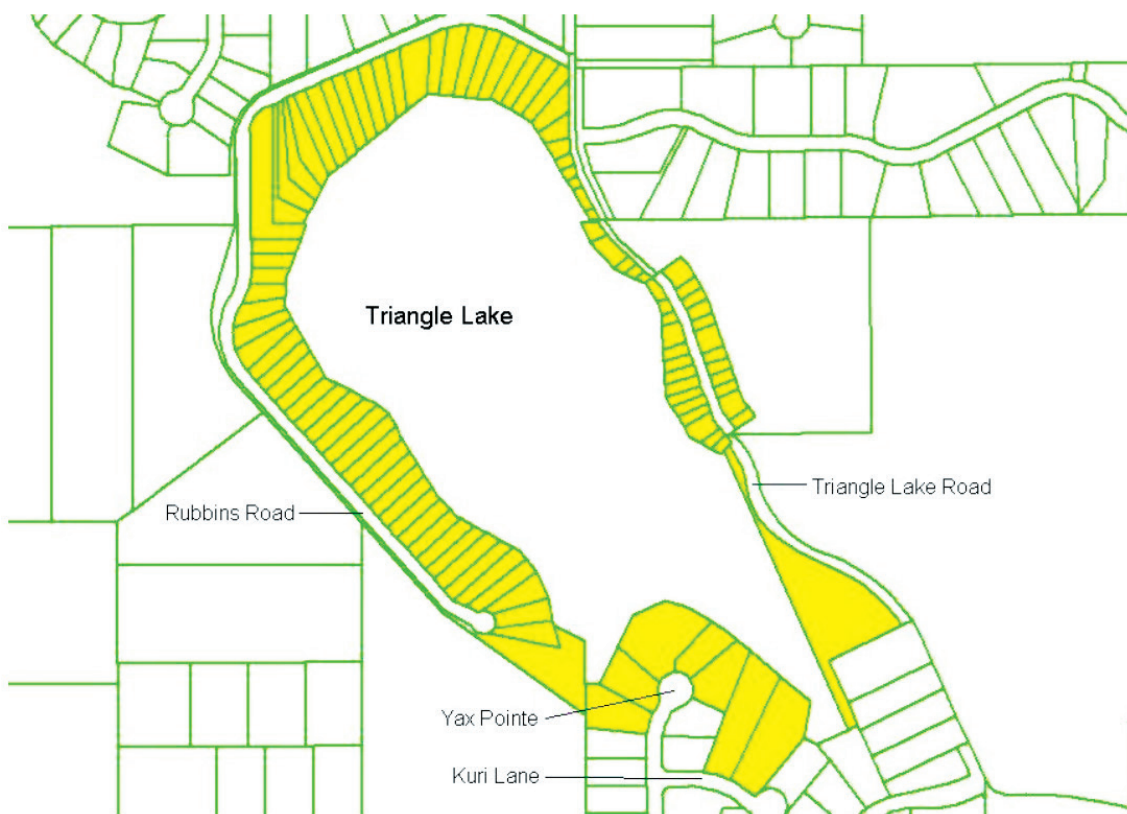
Township of Marion
 Livingston County, Michigan

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF MARION,
 LIVINGSTON COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS

PLEASE TAKE NOTICE property owners with access to Triangle Lake in the hereinafter described special assessment district, the township board of the Township of Marion proposes to provide aquatic weed management and goose control for Triangle Lake and to create a special assessment for the recovery of the cost thereof by special assessment against the properties benefited therein.

PLEASE TAKE FURTHER NOTICE that the district within which the foregoing services are proposed and within which the cost thereof is proposed to be assessed is more particularly described as follows:

Livingston County - Marion Township – Section 27



- | | | | | | |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| 4710-27-101-001 | 4710-27-101-023 | 4710-27-301-008 | 4710-27-301-026 | 4710-27-401-011 | 4710-27-401-034 |
| 4710-27-101-002 | 4710-27-101-024 | 4710-27-301-009 | 4710-27-301-027 | 4710-27-401-013 | 4710-27-401-035 |
| 4710-27-101-004 | 4710-27-101-025 | 4710-27-301-010 | 4710-27-301-028 | 4710-27-401-014 | 4710-27-401-036 |
| 4710-27-101-005 | 4710-27-101-026 | 4710-27-301-011 | 4710-27-301-029 | 4710-27-401-015 | 4710-27-401-037 |
| 4710-27-101-006 | 4710-27-101-027 | 4710-27-301-012 | 4710-27-301-030 | 4710-27-401-016 | 4710-27-401-038 |
| 4710-27-101-007 | 4710-27-101-028 | 4710-27-301-013 | 4710-27-301-031 | 4710-27-401-017 | 4710-27-402-026 |
| 4710-27-101-008 | 4710-27-101-029 | 4710-27-301-014 | 4710-27-301-032 | 4710-27-401-018 | 4710-27-403-009 |
| 4710-27-101-009 | 4710-27-101-030 | 4710-27-301-015 | 4710-27-301-033 | 4710-27-401-019 | 4710-27-403-010 |
| 4710-27-101-010 | 4710-27-101-031 | 4710-27-301-016 | 4710-27-301-034 | 4710-27-401-021 | 4710-27-403-016 |
| 4710-27-101-011 | 4710-27-101-032 | 4710-27-301-017 | 4710-27-301-037 | 4710-27-401-022 | 4710-27-403-017 |
| 4710-27-101-012 | 4710-27-101-033 | 4710-27-301-018 | 4710-27-301-038 | 4710-27-401-023 | 4710-27-403-021 |
| 4710-27-101-013 | 4710-27-101-034 | 4710-27-301-019 | 4710-27-301-039 | 4710-27-401-026 | 4710-27-403-022 |
| 4710-27-101-014 | 4710-27-301-002 | 4710-27-301-020 | 4710-27-401-001 | 4710-27-401-027 | 4710-27-403-023 |
| 4710-27-101-015 | 4710-27-301-003 | 4710-27-301-021 | 4710-27-401-006 | 4710-27-401-028 | |
| 4710-27-101-016 | 4710-27-301-004 | 4710-27-301-022 | 4710-27-401-007 | 4710-27-401-029 | |
| 4710-27-101-018 | 4710-27-301-005 | 4710-27-301-023 | 4710-27-401-008 | 4710-27-401-030 | |
| 4710-27-101-019 | 4710-27-301-006 | 4710-27-301-024 | 4710-27-401-009 | 4710-27-401-032 | |
| 4710-27-101-022 | 4710-27-301-007 | 4710-27-301-025 | 4710-27-401-010 | 4710-27-401-033 | |

The township board has received an estimate of the costs of such service in the approximate amount not to exceed \$30,000.00 annually, has placed it on file with the township clerk, and has passed a resolution tentatively declaring its intention to make the improvement and to create the special assessment district. Estimates of cost and proposed special assessment district may be examined at the office of the township clerk through the date of the public hearing and may be examined at such public hearing.

A public hearing on the district and estimate of costs will be held at the Marion Township Hall at 2877 W. Coon Lake Road, Howell, Michigan, commencing at 7:30 p.m. on September 26, 2024. At the hearing, the board will consider any written objections to any of the foregoing matters filed with the board at or before the hearing, as well as any changes to the estimates and costs or special assessment district.

If property owners or parties with an interest in property to be assessed or an agent for the party representing over twenty percent (20%) of the land area in the district, file a written protest prior to or at the hearing, the SAD creation process will terminate until a written petition containing signatures of owners of over fifty percent (50%) of the land area is filed with the Township.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. An owner or party in interest, or his or her agent may appear in person at the hearing to protest the special assessment, or may file his or her appearance or protest by letter. Personal appearance is not required.

The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal within 35 days after the confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the roll.

Marion Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and printed material being considered at the hearing, to individuals with disabilities at the hearing upon seven days' notice to the township clerk. Individuals with disabilities requiring auxiliary aids or services should contact the township at the address or telephone number listed below.

Tammy L. Beal, Marion Township Clerk
 2877 West Coon Lake Road
 Howell MI 48843
 Phone: 517-546-1588
 (9-15 & 9-22-24 FNV)

MARION TOWNSHIP SYNOPSIS OF PROPOSED MINUTES SEPTEMBER 12, 2024

The regular meeting of the Marion Township Board was held on Thursday, September 12, 2024 at 7:30 pm. Members Present: Hanvey, Lowe, Andersen, Durbin, Lloyd, Donovan, and Beal. Members Absent: None. The following action was taken: 1) Call to Order. 2) Call to the Public. 3) Motion carried to approve agenda as amended; motion carried to approve consent agenda. 4) Motion carried to approve revised site plan for Tamarack Place with contingencies. 5) Motion carried to adopt resolution to schedule a public hearing for Triangle Lake Aquatic Weed Control SAD creation for 9/26/24 at 7:30 pm. 6) Motion carried to have Phil Westmoreland work with the City of Howell on groundwater testing requirements for Lucy Road construction. 7) Motion carried to extend meeting beyond 9:30 pm. 8) Motion carried to postpone enforcement officer job description until after the November election. 9) Motion carried to adopt penalty ordinance with corrections (Donovan—no.); motion carried to adopt nuisance ordinance with corrections (Donovan—no.); motion carried to postpone action on show cause hearing procedure. 10) Motion carried to purchase another playground bench for \$2,464.62. 11) Motion carried to accept estimate from Handy Fence for \$2,300. 12) Motion carried to spend up to \$15,000 on SMS equipment. 13) Correspondence & Updates. 14) Call to the Public. 15) Motion to adjourn at 10:30 pm.

Tammy L. Beal, MMC
 Township Clerk

Robert W. Hanvey
 Township Supervisor
 (9-22-24 FNV)

Water Department (517-749-2506) Village of Fowlerville 213 S Grand Avenue Fowlerville, MI 48836

Dear Village Resident,

As part of the State of Michigan's requirements, (The Michigan Safe Drinking Water Act 1976 PA 399), the Village of Fowlerville is required to verify the material of the water *service line entering your residence. Please take a picture inside your home, of the water service line coming into your house and submit it to The Village of Fowlerville, via one of the following methods:

1. **Text Message:** Send the picture to 517-749-2506 along with your address.

2. **Email:** Send the picture to celliott@fowlerville.org with your address included in the email.

Please ensure that your address is clearly mentioned in the text or email to help us accurately update our records.

If you do not have text messaging or e-mail capabilities, please call to make arrangements for assistance at 517-749-2506.

We appreciate your prompt cooperation in this matter. Should you have any questions or need further assistance, feel free to contact us at 517-749-2506.

Thank you for your attention and cooperation.

Water Department
 Village of Fowlerville

***Service lines can be made from various materials, including copper, plastic (such as PVC or PEX), and galvanized steel.**

Kathryn M. Rajala-Gutzki,
 Village Clerk
 (9-22-24 FNV)

**STATE OF MICHIGAN
COUNTY OF LIVINGSTON
TOWNSHIP OF MARION
LIVINGSTON COUNTY, MICHIGAN
MARION TOWNSHIP PENALTY ORDINANCE
ORDINANCE NO.#24-02**

Section 1: Title:

This ordinance shall be known and cited as the Marion Township Penalty Ordinance.

Section 2: Purpose

The purpose of this ordinance is to provide a procedure for handling different types of penalties for violation of Ordinances of the Township of Marion.

Section 3: Definition:

3.1 The words “municipal civil infraction” means an act or omission that is prohibited by Ordinance of the Township of Marion, but which is not a crime under any other Ordinance of the Township, and for which civil sanctions, including without limitation, fines, damages, expenses and costs, may be ordered, as authorized by Chapter 87 of Act No. 236 of the Public Acts of 1961, as amended. [MCL 600.8701, et seq] A municipal civil infraction is not a lesser included offense of a violation of this Ordinance that is a criminal offense.

3.1.1 Unless a violation of a Township Ordinance is specifically designated a misdemeanor, then the Violation shall be a municipal civil infraction.

3.1.2 For the purpose of this Ordinance any reference to a person violating a municipal civil infraction ordinance shall mean a person, firm, corporation, or legal entity

3.1.3 The word “violation” includes any act prohibited or made or declared to be unlawful or an offense, by a Township Ordinance, including any omission or failure to act where the act is required by a township ordinance.

3.2 Misdemeanors. A person convicted of a violation of any Township Ordinance not designated a civil infraction, a nuisance per se, or a municipal civil infraction shall be guilty of a misdemeanor.

3.3 Civil infraction. Civil infractions involving traffic or parking violations are governed by the Michigan Motor Vehicle Code and the Michigan Uniform Traffic Code.

3.4 Criminal action of nuisance per se. Except as otherwise provided by law or designated by other Township Ordinance, a use of land or a dwelling, building, or structure, including a tent or recreational vehicle, used, erected, altered, razed, or converted in violation of a zoning ordinance or regulation adopted under the Zoning Enabling Act can be a criminal action of nuisance per se.

3.5 Civil Action of Public Nuisance. All claims by the Township based on or to abate a public nuisance is defined as an unreasonable interference with a common right enjoyed by the general public. The term “unreasonable interference” shall include conduct that (1) significantly interferes with the public’s health, safety, peace, comfort, or convenience, (2) is prohibited by law, or (3) is known or should have been known by the actor to be of a continuing nature that produces a permanent or long-lasting, significant effect on those rights.

Section 4: Penalty provisions.

4.1 Misdemeanors. A person convicted of a violation of any Township Ordinance not designated a civil infraction, a nuisance per se, or a municipal civil infraction shall be guilty of a misdemeanor and shall be punished by a fine of not more than \$500.00 and the cost of prosecution, or by imprisonment for not more than 90 days, or by both such fines and costs, and imprisonment. Each act of violation and every day upon which such violation shall occur shall constitute a separate offense.

4.2 Civil infraction. Civil infractions involving traffic or parking violations are governed by the Michigan Motor Vehicle Code and the Michigan Uniform Traffic Code, both of which are or could be adopted by reference by ordinance of the Township of Marion, including the appropriate fees and costs.

4.3 Municipal civil infraction. Any person violating any provision of a Township ordinance designated a municipal civil infraction as set forth below in Paragraph 4.3.6. Each and every day such violation continues beyond any permissible grace period, constitutes a separate municipal civil infraction violation for which an additional ticket maybe written to the person.

4.3.1 The sanction for a municipal civil infraction shall be a fine in the amount provided by this section, plus costs, damages, expenses, equitable relief and other sanctions, authorized under Chapter 87 of Act No. 236 of the Public Acts of Michigan of 1961, as amended, and other applicable law (MCL 600.8701 et seq.).

4.3.2 Unless otherwise provided in a township ordinance, the fine for a municipal civil infraction violation shall not be less than \$50.00, plus costs and other sanctions.

4.3.3 Increased civil fines may be imposed for repeated violations by a person of any requirement or provision of a Township ordinance. As used in this section, “repeat offense” means a second (or any subsequent) municipal civil infraction violation of the same requirement or provision:

- i. Committed by a person within a six-month period (unless some other period is specifically provided by a Township ordinance); and
- ii. For which the person admits responsibility or is determined to be responsible.

4.3.4 Unless otherwise provided in a Township ordinance, the increased fine for a repeat offense shall be as follows:

- i. For a first repeat offense shall not be less than \$250.00, plus costs and other sanctions or relief as provided by statute.

ii. For a second or repeat offense or any subsequent repeat offense shall not be less than \$500.00, plus costs and other sanctions or relief as provided by statute.

4.3.5 The Township Supervisor, Township Code Enforcement Officer, Township Zoning Administrator, Township Police Officer (including a contract police officer or force), and/or Township building inspector shall each have the authority to issue municipal civil infraction citations applicable to a Township ordinance, after an investigation and upon authorization by the Township attorney, pursuant to MCL 600.8702(2).

4.3.5.1 Only the Township Zoning Administrator shall issue municipal civil infraction tickets for violations of the Township Zoning Ordinance.

4.3.6 Violations of the following Township Ordinances are designated as municipal civil infractions:

- i. NUISANCE Ordinance No. #24-01
- ii. BOAT Ordinance
- iii. CEMETERY Ordinance No. 06-01
- iv. LITTER Ordinance (adopted July 11, 1978)
- v. PARKS AND RECREATION Ordinance No. 07-02
- vi. Triangle Lake Boat Ordinance No. WC-47-97-001

4.4 Nuisance per Se.

4.4.1 Criminal action of nuisance per se. Except as otherwise provided by law or designated by other Township Ordinance, a use of land or a dwelling, building, or structure, including a tent or recreational vehicle, used, erected, altered, razed, or converted in violation of a zoning ordinance or regulation adopted under the Zoning Enabling Act can be a criminal action of nuisance per se. The court shall order the nuisance abated, and the owner or agent in charge of the dwelling, building, structure, tent, recreational vehicle, or land is liable for maintaining a nuisance per se. The court shall order such nuisance abated and the owner and/or agent in charge of such dwelling, building, structure, tent, mobile home, or land shall be adjudged guilty of maintaining a nuisance per se. Anyone violating any of the provisions of this Ordinance shall upon conviction thereof be subject to a fine of not more than “as per council resolution” and the costs of prosecution thereof, by imprisonment in the county jail for a period not to exceed 30 days, or both. Each day that a violation is permitted to exist from the time of formal citation by the township shall constitute a separate offense. The imposition of any sentence shall not exempt the offender from compliance with the requirements of any other Township Ordinance.

4.5 Civil action of nuisance. Pursuant to MCL 600.2940, the Township may bring a civil public nuisance cause of action in the circuit court to abate the repeated violation of any Township Ordinance:

4.5.1 All claims based on or to abate nuisance may be brought in the circuit court. The circuit court may grant injunctions to stay and prevent nuisance.

4.5.2 When the Township prevails on a claim based on a public nuisance, the Township may have judgment for damages and may have judgment that the nuisance be abated and removed unless the judge finds that the abatement of the nuisance is unnecessary.

4.5.3 Repeated violations shall mean any repeat violation of the same Township Ordinance within six (6) months of the original or last violation.

4.4.3 If the judgment is that the public nuisance shall be abated, the court may issue a warrant to the proper officer, requiring him to abate and remove the nuisance at the expense of the defendant, in the manner that public nuisances are abated and removed. The court may stay the warrant for as long as six months to give the defendant an opportunity to remove the nuisance, upon the defendant giving satisfactory security to do so.

4.4.4 The expense of abating and removing the public nuisance pursuant to such warrant, shall be collected by the officer in the same manner as damages and costs are collected upon execution, excepting that the materials of any buildings, fences, or other things that may be removed as a nuisance, may be sold by the officer, in like manner as goods are sold on execution for the payment of debts. The officer may apply the proceeds of such sale to defray the expenses of the removal, and shall pay over the balance thereof, if any, to the defendant upon demand. If the proceeds of the sale are not sufficient to defray the said expenses, he shall collect the residue thereof as before provided.

4.4.5 Actions under this section are equitable in nature, although money damages may be claimed.

4.4.6 The Township Supervisor, Township Code Enforcement Officer, or the Township Zoning Administrator shall each have the authority to authorize the issuance of civil public nuisance charge and the Township Police shall have the authority to authorize the issuance of a criminal nuisance per se charge. In both cases, the issuance shall be for a violation of an applicable Township Ordinance, after an investigation and upon the additional authorization by the Township Attorney.

Section 5: Miscellaneous.

5.1 The penalties provided in this Ordinance, unless another penalty is expressly provided in an Ordinance adopted subsequent to this Ordinance, shall apply without the necessity of providing for a penalty in any future Ordinance making the revision.

5.2 Notwithstanding subsection 4 above, the Township may also bring a civil action for an injunction or other process against a person to restrain, prevent, or abate any violation of any Township Ordinance

5.3 The remedies and penalties provided herein are cumulative and in addition to any other remedies provided by law.

**STATE OF MICHIGAN
COUNTY OF LIVINGSTON
TOWNSHIP OF MARION
LIVINGSTON COUNTY,
MICHIGAN
MARION TOWNSHIP
PENALTY ORDINANCE
ORDINANCE NO.#24-02
(CONTINUED)**

Section 6: Saving Clause:

If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Township of Marion declares that it would have passed this Ordinance and each section, subsection, clause, or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 7: Effective Date of Ordinance:

That this Ordinance and the related rules, regulations, provisions, requirements, orders, and matters established shall take effect one day after publication, except any penalty provisions which shall take effect thirty (30) days after publication, pursuant to MCL 41.184 (2) (a) and (b).

Section 8: Repealer:

All Ordinances or parts of Ordinances in conflict with this Ordinance are repealed only to the extent necessary to give all provisions of this Ordinance full effect.

The Marion Township Penalty Ordinance No. #24-02 can be purchased, examined, or inspected at the Marion Township Hall, 2877 Coon Lake Road, Howell, MI 48843, Monday through Thursday between the hours of 9:00 A.M. and 5:00 P.M.

Motion by Tammy Beal, supported by Les Andersen. Motion carried 6-1.

Tammy L. Beal, MMC
Marion Township Clerk
(9-22-24 FNV)

Date adopted by the Township Board:

September 12, 2024

Date published by the newspaper:

September 22, 2024

Name of the newspaper:

Fowlerville News & Views

Effective date: October 22, 2024

Date filed with the Livingston County Clerk:

September 18, 2024

Date recorded in Township's Ordinance Book:

September 16, 2024

**STATE OF MICHIGAN
COUNTY OF LIVINGSTON
TOWNSHIP OF MARION
LIVINGSTON COUNTY,
MICHIGAN
MARION TOWNSHIP
NUISANCE ORDINANCE
NO. #24-01**

Section 1: Title:

This ordinance shall be known and cited as the Marion Township Nuisance Ordinance.

Section 2: Purpose

The purpose of this ordinance is to secure public health, safety and general welfare and to deter loud noises and disturbances of the peace, quiet and comfort of the residents and property owners of the township by any person, their possessions, or owned animal.

Section 3: Definition:

The word “nuisance” as used in this ordinance means any act or acts or omission to act on the part of any person which creates or permits the existence of a situation which annoys, injures, or endangers the peace, welfare, order, health, or safety of the public in their persons or property, as determined by the Township in its sole reasonable judgment. As defined herein, a nuisance includes, but is not limited to, conditions which render persons insecure in the use and enjoyment of their property, such as effects and emanations from noise, glare, lights, vibration, dust, smoke, odor, gas, steam, fly-ash, soot, acids, chemicals, fumes, cinders, worms, insects, rodents, flies, decaying matter, whether such effects and emanations are natural or result from human or mechanical alteration or manipulation of materials, as determined by the Township in its sole reasonable judgment. A nuisance also includes residues or leaching from deposits of matter which seep into water on the surface or in the ground thereby making it unfit or unpalatable for human consumption, or for use by domestic animals, as determined by the Township in its sole reasonable judgment. A nuisance includes a condition which is indecent, obnoxious, or offensive to the senses, as determined by the Township in its sole reasonable judgment.

Section 4: Abatement:

If the Township finds a Nuisance, as defined above in its sole reasonable judgment, it shall be the duty of the person who creates, causes, allows, suffers, or permits the existence of a nuisance, to abate the same.

- 4.1 The term “abate” or “abatement” shall include demolition removal, repair, maintenance, construction, reconstruction, replacement and reconditioning of structures, appliances, appurtenances or equipment; and it shall also include removal, transportation, buying, disposal and treatment of refuse, manure or other substance or media capable of causing obnoxious odors or of attracting or breeding flies, and the application of chemicals insecticides or other substances or the use of mechanical means to control, eradicate and eliminate the nuisance conditions, including screening by vegetation and/or fences.
- 4.2 The Township shall determine in its sole reasonable judgment if the actions taken by a person who creates, causes, allows, suffers, or permits the existence of nuisance are sufficient to abate same.

Section 5: Procedure:

When a nuisance occurs, the following procedure shall be followed:

- A) Offended party shall peaceably contact the offender to discuss/inform of the issue. If the offended party is unwilling/unable to contact the offender or there is no resolution then,
- B) The Offended party shall notify the Township by filing a written complaint (containing information about who, what, when, where). The Township may provide a standardized form for collecting such complaints. The Township will then independently view the alleged nuisance contained in the written report to make an independent determination as to the existence of the nuisance in its sole rea-

sonable judgment:

- B1) If the Township determines no nuisance exists, then it shall close the complaint and write a letter to the Offended party advising them of same;
- B2) If the Township determines that a Nuisance does exist, in its sole reasonable judgment, then the Township staff will attempt to resolve the issue with the Offending party,

C) In case there is no reasonable resolution, after a possible site visit by township staff, a further resolution may be attempted by the Township Supervisor taking one of the following administrative steps:

- C1) Scheduling a Board of Trustees show cause hearing for the Offending party,
- C2) Contacting Township Attorney to take legal action against the Offending party under this or any other legal ordinance of the Township,
- C3) Contacting other government agencies relating to the situation and issues involved and requesting assistance in resolving same, or
- C4) Take no further action.

Section 6: Violation, Enforcement, and Penalties:

Violation of this ordinance shall constitute a municipal civil infraction, subject to the penalties stated herein. The Supervisor is hereby authorized to enforce this ordinance, and he/she may delegate the enforcement to any administrative official, employee, or contractor of the Township, including the Township Attorney. The Township may, also, seek abatement of a nuisance and such other relief as may be obtained by civil proceedings in court, if the Offending Party is issued 3 or more Municipal Civil Infraction Tickets for the same nuisance offense in any sixty (60) day period. The penalties for each Municipal Civil Infraction Ticket shall be set forth as established in a Municipal Civil Infraction Ordinance of the Township.

Section 7: Saving Clause:

If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Township of Marion declares that it would have passed this Ordinance and each section, subsection, clause, or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 8: Effective Date of Ordinance:

That this Ordinance and the related rules, regulations, provisions, requirements, orders, and matters established shall take effect one day after publication, except any penalty provisions which shall take effect thirty (30) days after publication, pursuant to MCL 41.184 (2) (a) and (b).

Section 9: Repealer:

All Ordinances or parts of Ordinances in conflict with this Ordinance are repealed only to the extent necessary to give all provisions of this Ordinance full effect.

9.1 This Ordinance repeals and replaces Ordinance 19-01 in its entirety.

The Marion Township Nuisance Ordinance No. #24-01 can be purchased, examined, or inspected at the Marion Township Hall, 2877 Coon Lake Road, Howell, MI 48843, Monday through Thursday between the hours of 9:00 A.M. and 5:00 P.M.

Motion by Les Andersen supported by Scott Lloyd. Motion carried 6-1.

Tammy L. Beal, MMC
Marion Township Clerk
(9-22-24 FNV)

Date adopted by the Township Board:

September 12, 2024

Date published by the newspaper:

September 22, 2024

Name of the newspaper:

Fowlerville News & Views

Effective date: October 22, 2024

Date filed with the Livingston County Clerk:

September 18, 2024

Date recorded in Township's Ordinance Book:

September 16, 2024

HANDY TOWNSHIP NOTICE OF ADOPTION

On September 16, 2024, the Township Board of Handy, Livingston County, Michigan, adopted (1) An Ordinance to Amend the Zoning Ordinance to Regulate Wind Energy Systems in Accordance with PA 233 of 2023, (2) An Ordinance to Amend the Zoning Ordinance to Regulate Solar Energy Systems in Accordance with PA 233 of 2023, and (3) An Ordinance to Amend the Zoning Ordinance to Regulate Utility-Scale Battery Energy Storage Systems (the “Ordinances”).

The Ordinances are available for inspection at the Township Hall, 135 N Grand St, Fowlerville, MI 48836, during regular business hours. Copies may be obtained for a reasonable charge. The following is a summary of the regulatory effect of the Ordinances:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REGULATE WIND ENERGY SYSTEMS IN ACCORDANCE WITH PA 233 OF 2023

Section 1

Section 1 of the Ordinance states its purpose.

Section 2

Section 2 of the Ordinance adds a subparagraph to section 16.6(DDD) of the Zoning Ordinance to provide for regulations for wind energy systems under PA 233 of 2023.

Section 3

Section 3 of the Ordinance provides that should any portion of the Ordinance be found invalid, it does not affect the validity of the remaining portions of the Ordinance.

Section 4

Section 4 of the Ordinance provides that all other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 5

Section 5 of the Ordinance provides its effective date.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REGULATE SOLAR ENERGY SYSTEMS IN ACCORDANCE WITH PA 233 OF 2023

Section 1

Section 1 of the Ordinance states its purpose.

Section 2

Section 2 of the Ordinance adds a subparagraph to section 16.6(BBB) of the Zoning Ordinance to provide for regulations for industrial solar energy facilities under PA 233 of 2023.

Section 3

Section 3 of the Ordinance provides that should any portion of the Ordinance be found invalid, it does not affect the validity of the remaining portions of the Ordinance.

Section 4

Section 4 of the Ordinance provides that all other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO REGULATE UTILITY-SCALE BATTERY ENERGY STORAGE SYSTEMS

Section 1

Section 1 of the Ordinance adds a new section 16.6(EEE) to the Zoning Ordinance to comprehensively regulate utility-scale battery energy storage systems including, among other things, setbacks, noise, and location, and regulations in light of PA 233 of 2023.

Section 2

Section 2 of the Ordinance provides that should any portion of the Ordinance be found invalid, it does not affect the validity of the remaining portions of the Ordinance.

Section 3

Section 3 of the Ordinance provides that all other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 4

Section 4 of the Ordinance provides its effective date.

LAURA EISELE, Clerk
PO Box 189
Fowlerville, MI 48836
(517) 223-3228
(9-22-24 FNV)

Village of Fowlerville 213 South Grand Avenue Fowlerville, MI 48836 517-223-3771

Regular Village Council Meeting Minutes *Synopsis Monday, August 19, 2024

*A Synopsis is a summary of the motions that were made at the meeting. The complete set of minutes can be viewed on the website at www.Fowlerville.org.

The Village Council Regular Meeting was called to order by President Hill at 6:34 pm, in the Village Council Chambers.

Trustees Present: Curtis, Hardenbrook, Heath, Helfmann, Mayhew, and Hill.

Absent: Hernden

MOTION MAYHEW, SECOND HEATH TO APPROVE THE AGENDA, AS AMENDED. VOICE VOTE. MOTION CARRIED.

MOTION HEATH, SECOND MAYHEW TO APPROVE THE CONSENT AGENDA, CONSISTING OF ITEMS 6.a. THROUGH 6.g., AS AMENDED. VOICE VOTE. MOTION CARRIED.

MOTION BY HEATH, SECOND BY CURTIS TO RESOLVE THAT THE PLANNING COMMISSION REVIEW CHICKEN ORDINANCES, INCLUDING THE DRAFTS THAT WERE PREPARED IN 2015, AND TO REPORT BACK TO THE VILLAGE COUNCIL WITH THEIR COMMENTS. ROLL CALL VOTE. AYE: HEATH, CURTIS, HARDENBROOK, HELFMANN, MAYHEW, AND HILL. NAY: NONE. ABSENT: HERNDEN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY CURTIS, SECOND BY HELFMANN TO APPROVE THE QUIT CLAIM DEED BETWEEN WAKELAND OIL COMPANY AND THE VILLAGE OF FOWLerville AND TO AUTHORIZE PRESIDENT HILL TO SIGN THE DOCUMENT. ROLL CALL VOTE. AYE: CURTIS, HELFMANN, HARDENBROOK, HEATH, MAYHEW, AND HILL. NAY: NONE. ABSENT: HERNDEN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY HEATH, SECOND BY HARDENBROOK TO APPROVE THE COMMUNITY EVENT APPLICATION FROM TORCH 180. ROLL CALL VOTE. AYE: HEATH, HARDENBROOK, CURTIS, HELFMANN, MAYHEW, AND HILL. NAY: NONE. ABSENT: HERNDEN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY CURTIS, SECOND BY HELFMANN TO ENTER INTO CLOSED SESSION AT 7:11 PM TO DISCUSS LABOR NEGOTIATIONS AS ALLOWED BY THE OPEN MEETINGS ACT 267 OF 1976, 15.268 SEC. 8.C., AS AMENDED. ROLL CALL VOTE. AYE: CURTIS, HELFMANN, HARDENBROOK, HEATH, MAYHEW, AND HILL. NAY: NONE. ABSENT: HERNDEN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY CURTIS, SECOND BY HEATH TO RATIFY THE AGREEMENT BETWEEN THE VILLAGE OF FOWLerville AND THE TEAMSTERS UNION, LOCAL 214, AND AUTHORIZE PRESIDENT HILL TO SIGN THE AGREEMENT. ROLL CALL VOTE. AYE: CURTIS, HEATH, HARDENBROOK, HELFMANN, MAYHEW, AND HILL. NAY: NONE. ABSENT: HERNDEN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION MAYHEW, SECOND HELFMANN TO ADJOURN THE VILLAGE COUNCIL MEETING AT 7:23 P.M., VOICE VOTE. MOTION CARRIED.

Respectfully submitted,
Jamie Hartman
Village Deputy Clerk
(9-22-24 FNV)