

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, January 8, 2025.

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 John A Turnbull Jr, a single man to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Michigan Mutual, Inc., its successors, and assigns, Mortgagee, dated August 3, 2016, and recorded on August 15, 2016, as Document Number: 2016R-024448, Livingston County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated February 06, 2019 and recorded February 07, 2019 by Document Number: 2019R-003039, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Forty-One Thousand Seven Hundred Fifty-Five and 63/100 (\$141,755.63) including interest at the rate of 3.50000% per annum.

Said premises are situated in the Township of Deerfield, Livingston County, Michigan, and are described as: Part of the Northwest quarter of the Northwest quarter of section 16, Town 4 North, Range 5 East, described as follows: Beginning at the Northwest corner of said Section 16, thence due East along the North line of said section and the centerline of Burns Road; 437.80 feet; thence South 00 degrees 01 minutes 35 seconds West 199.00 feet; thence due West 437.80 feet to the West line of said section and the centerline of Latson Road; thence North 00 degrees 02 minutes 35 seconds East along said West line and centerline 199.00 to the point of beginning. Commonly known as: 4042 BURNS RD, HOWELL, MI 48855 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: December 8, 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. 19MI00044-3

(12-08)(12-29)

(12-8, 12-15, 12-22 & 12-29-24 FNV)

FORECLOSURE NOTICE

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

ATTN PROPERTY OWNER: 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.

ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest. If the sale is set aside for any reason, the Purchaser of the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MORTGAGE SALE—Default has been made in the terms and conditions of a Future Advance Mortgage made by Trollman Enterprises LLC, a Michigan limited liability company, of 10005 Hartland Road, Fenton, MI 48430 (“Mortgagor”), to Dort Federal Credit Union, NKA Dort Financial Credit Union, organized and existing under the laws of Michigan, of 9048 Holly Rd, Grand Blanc, Michigan 48439 (“Mortgagee”), dated November 21, 2017, and recorded with the Livingston County Register of Deeds, State of Michigan, on November 27, 2017, in Instrument No. 2017R-034767 (the “Mortgage”). The sum claimed to be due and owing on said Mortgage as of the date of this Notice is Three Hundred Seventy-Seven Thousand Eight Hundred One and 93/100 Dollars (\$377,801.93) including principal and interest.

Under the power of sale contained in said Mortgage and the statute in such case made and provided, NOTICE IS HEREBY GIVEN that on Wednesday, January 8, 2025, at 10 a.m., local time, said Mortgage will be foreclosed at a sale at public auction to the highest bidder at that place where Circuit Court is held in Livingston County of the premises and land described in the Mortgage, or so much thereof as may be necessary to pay the amount due on the Mortgage, together with interest, legal costs, and charges and expenses, including the attorney fee, and also any sums which may be paid by the undersigned necessary to protect its interest.

Said premises are situated in the County of Livingston, Township of Tyrone, State of Michigan, and are described as: Part of the Southwest ¼ of Section 10, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, more particularly described as: Commencing at the Southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 10, for a point of beginning; thence North 00°40'10" West, 189.75 feet (previously recorded North 11 ½ rods); thence South 87°57'20" West, 576.88 feet (previously recorded West 35 rods), to the centerline of Carmer Road and the East line of Runyan Lake Heights No. 1, Tyrone Township, Livingston County, Michigan, as recorded in Liber 3 of Plats, Page 24; thence South 00°30'00" East, 189.75 feet along the said centerline of Carmer Road and the East line of said Runyan Lake Heights No. 1 to the Southeast corner of said Runyan Lake Heights No. 1 (previously recorded South 11 ½ rods); thence North 87°57'32" East, 577.48 feet (previously recorded East 35 rods), along the South line of said Section 10 to the point of beginning. EXCEPTING THEREFROM: The North 76.00 feet. PPN: 4704-10-300-017

Commonly known as 10005 Hartland Road, Fenton, Michigan 48430

The redemption period shall be six (6) months from the date of such sale unless determined abandoned in accordance with 1948 CL 600.3241 or 600.3241a, as the case may be, in which case the redemption period shall be 30 days from the date of such sale. 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 foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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 a.m., on Wednesday, January 8, 2025. 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.

Dated: November 14, 2024

DORT FINANCIAL CREDIT UNION Mortgagee
Ingrid A. Jensen
(616) 608-1107

Attorney for Mortgagee
Clark Hill PLC
200 Ottawa NW, Suite 500
Grand Rapids, MI 49503

(11-24)(12-22)

(11-24, 12-1, 12-8, 12-15 & 12-22-24 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 January 8, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Kyle Burzynski and Lorraine Downer-Burzynski, 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): AmeriHome Mortgage Company, LLC

Date of Mortgage: October 17, 2019

Date of Mortgage Recording: October 24, 2019

Amount claimed due on date of notice: \$223,332.24

Description of the mortgaged premises: Situated in Township of Oceola, Livingston County, Michigan, and described as: Unit 95, Hickory Hills Condominium, a Condominium according to the Master Deed recorded in Liber 1908, Page 151, as amended, and designated as Livingston County Subdivision Plan No. 71, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 2484 Hickory Circle Dr, Howell, MI 48855-7650

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: November 24, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1545948

(11-24)(12-15)

(11-24, 12-1, 12-8 & 12-15-24 FNV)

NOTICE TO CREDITORS

Decedent's Estate

STATE OF MICHIGAN

PROBATE COURT

LIVINGSTON COUNTY

CASE NO. and JUDGE

24-22980-DE

204 S. Highlander Way #2, Howell, MI 48843

Estate of Peggy Reynolds Haynes

Date of Birth:* 06/29/1932

TO ALL CREDITORS:**

Known and unknown

NOTICE TO CREDITORS:

The decedent, Peggy Reynolds Haynes, died 9/28/2024. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Pamala Favio, personal representative, or to both the probate court at 204 S Highlander Way # 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 12/10/2024

Attorney

Jessica Blake P79847

PO Box 7038

Huntington Woods, MI 48070

3134248685

Personal representative

Pamala Favio

3578 Mary Ann Dr

Pinckney, MI 48169

(12-15-24 FNV)

MORTGAGE SALE -

Pursuant to the terms and conditions of a certain mortgage and by virtue of the power of sale contained in said mortgage, made by Philip J Foley, an unmarried man, Mortgagors, to Mortgage Electronic Registration Systems, Inc (MERS) as nominee for Flagstar Bank, FSB, Mortgagee, dated the 23rd day of January, 2009 and recorded in the office of the Register of Deeds, for The County of Livingston and State of Michigan, on the 6th day of February, 2009 in Inst# 2009R-002903 said Mortgage having been assigned to Lakeview Loan Servicing LLC on which mortgage there is claimed to be due, at the date of this notice, the sum of One Hundred Fifty-Four Thousand Four Hundred Seventy-Nine and 93/100 (\$154,479.93).

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 Livingston County, starting promptly at 10:00 AM o'clock Local Time on the 8th day of January, 2025. 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. The bid may include interest thereon at 5.25000 per annum and all legal costs, charges, and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises.

Which said premises are described as follows: All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the Township of Putnam, County of Livingston, State of Michigan, and described as follows, to wit: A part of the Northeast fractional 1/4 of Section 5, T1N, R4E, Putnam Township, Livingston County, Michigan, described as follows: Beginning at a point on the centerline of Cedar Lake Road and the Section line, South 04 degrees 18 minutes 10 seconds East 668.25 feet from the Northeast corner of said Section 5, running thence South 04 degrees 18 minutes 10 seconds East 90 feet along the centerline of said Cedar Lake Road and said section line; thence South 89 degrees 28 minutes 10 seconds West 1092.50 feet; thence North 04 degrees 18 minutes 10 seconds West 782.35 feet; thence South 89 degrees 15 minutes East 240.90 feet along the centerline of Schafer Road and the Section line; thence South 04 degrees 18 minutes 10 seconds East 394.80 feet; thence North 89 degrees 28 minutes 10 second East 594.97 feet; thence South 02 degrees 17 minutes East 291.80 feet; thence North 89 degrees 28 minutes 10 seconds East 265.65 feet to the point of beginning. EXCEPT that part of the Northeast fractional 1/4 of Section 5, T1N, R5E, described as follows: Beginning at a point South 04 degrees 18 minutes 10 seconds East 758.28 feet along the centerline of Cedar Lake Road and the East section line and South 89 degrees 27 minutes 18 seconds West 772.05 feet from the Northeast corner of said Section 5, running thence South 89 degrees 27 minutes 18 seconds West 320.45 feet; thence North 04 degrees 18 minutes 02 seconds West 782.90 feet; thence South 89 degrees 15 minutes 31 seconds East 240.90 feet along the centerline of Schafer Road and the North section line to a point that is North 89 degrees 15 minutes 31 seconds West 853.46 feet from the Northwest corner of said Section 5, thence South 04 degrees 16 minutes 50 seconds East 394.99 feet; thence North 89 degrees 28 minutes 01 seconds East 79.96 feet; thence South 04 degrees 19 minutes 20 seconds East 382.48 feet to the point of beginning.

Commonly known as 6080 CEDAR LAKE RD, PINCKNEY, MI 48169

During the six (6) months immediately following the sale, the property may be redeemed, except that in the event that the property is determined to be abandoned pursuant to MCLA 600.3241a, the property may be redeemed 30 days after the foreclosure sale or when the time to provide the notice required by the statute expires, whichever is later. Pursuant to MCLA 600.3278, the mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney

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

Dated: 12/01/2024

Lakeview Loan Servicing LLC Mortgagee

HLADIK, ONORATO & FEDERMAN, LLP
Athena Aitas (P61824)
Attorney for Servicer
3290 West Big Beaver Road,
Suite 117
Troy, MI 48084

(248)362-2600
FS FHA FOLEYP - 24-03098

1546704
(12-01)(12-22)

(12-1,12-8, 12-15 & 12-22-24 FNV)

MORTGAGE FORECLOSURE NOTICE

DEFAULT having been made in the terms and conditions of a certain mortgage made by Derek McLachlin, a single man and Angeline Brankovich, a single woman, whose mailing address is 11836 Larkins Rd., Brighton, MI 48114 to Community Financial Credit Union, whose address is 500 S. Harvey, P.O. Box 5050, Plymouth, MI 48170, on July 26, 2023 and recorded on July 31, 2023, at Document No. 2023R-014055, Livingston County Records, on which mortgage there is claimed to be due at the date of this notice the sum of FORTY-SIX THOUSAND THIRTY AND 15/100 DOLLARS (\$46,030.15), plus interest, at a rate of 10.750% per annum, together with any additional sum or sums which may be paid by the undersigned as provided for in said mortgage, and no suit or proceedings at law or in equity having been instituted to recover the debt secured by said mortgage, or any part thereof.

NOW, THEREFORE, by virtue of the power of sale contained in said mortgage, and pursuant to the statute of the State of Michigan in such case made and provided, notice is hereby given that the undersigned will sell at public auction to the highest bidder, the premises described in said mortgage or so much thereof as may be necessary to pay the amount due on said mortgage, including all legal costs, charges and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises.

Which said premises are described as follows: Property situated in the Township of Brighton, County of Livingston, State of Michigan, more particularly described as follows: Lot 5, LARKINS MANOR OF BRIGHTON, as recorded in Liber 25 of Plats, Pages 33 through 36, Livingston County Records. Commonly known as: 11836 Larkins Rd., Brighton, MI 48114

Tax ID No. 4712-34-401-005

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with 1948 CL 600.3241a, in which case the redemption period shall be thirty (30) days from the date of such sale. 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.

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 a.m. on Wednesday, January 8, 2025.

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.

Dated: November 24, 2024

Mortgagee Community Financial Credit Union
555 S. Harvey, P.O. Box 5050 Plymouth, MI 48170

Pamela S. Ritter (P47886)
Attorney for Mortgagee
Community Financial Credit Union
Strobl PLLC

33 Bloomfield Hills Pkwy., Ste. 125
Bloomfield Hills, MI 48304
(248) 540-2300

(11-24)(12-15)

(11-24, 12-1, 12-8 & 12-15-24 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 JANUARY 8, 2025. 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 Mark N. Lefevere and Michele R. Lefevere, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage Corporation, Mortgagee, dated April 2, 2004 and recorded May 12, 2004 in Liber 4441, Page 744 and Loan Modification Agreement recorded on June 15, 2022, in Instrument Number 2022R-017069, Livingston County Records, Michigan. Said mortgage is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Two Thousand Twenty-Five and 36/100 Dollars (\$202,025.36).

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 venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on JANUARY 8, 2025.

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

PARCEL 1:Part of the Northeast 1/4 of Section 33, T2N, R5E, Genoa Township, Livingston County, Michigan, being described as follows: Commencing at the North 1/4 corner of said Section 33; thence along the North line of said Section 33 and centerline of Brighton Road, North 86 degrees 44' 57" East, 992.44 feet to the Point of beginning of the parcel to be described; thence continuing along the North line of said Section 33 and centerline of Brighton Road, North 86 degrees 44' 57" East, 318.09 feet; thence South 02 degrees 27' 11" East, 342.47 feet; thence South 86 degrees 44' 57" West, 318.09 feet; thence North 02 degrees 27' 33" West, 342.47 feet to the point of beginning.40 FOOT WIDE NON-EXCLUSIVE PRIVATE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES:Part of the Northeast 1/4 of Section 33, T2N, R5E, Genoa Township, Livingston County, Michigan, being described as follows: Commencing at the North 1/4 corner of said Section 33; thence along the North line of said Section 33 and centerline of Brighton Road, North 86 degrees 44' 57" East, 992.44 feet to the point of beginning of the easement to be described; these continuing along the North 86 degrees 44' 57" East, 40.00 feet; thence South 02 degrees 27' 33" East, 382.47 feet, thence South 86 degrees 44' 57" West, 120.01 feet; thence North 02 degrees 27' 33" West, 40.00 feet; thence North 86 degrees 44' 57" East, 80.01 feet, thence North 02 degrees 27' 33" West, 342.47 feet to the point of beginning.

4700 Brighton Rd, Brighton, Michigan 48116

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: December 8, 2024

File No. 24-014783

Firm Name: Orland PC

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

Firm Phone Number: (248) 502.1400

(12-08)(12-29)

(12-8, 12-15, 12-22 & 12-29-24 FNV)

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY**

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 January 15, 2025.

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): Matthew T. Churchman, an unmarried man

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

Date of mortgage: February 11, 2022

Recorded on February 23, 2022, in Document No. 2022R-005796, Foreclosing Assignee (if any): The Huntington National Bank

Amount claimed to be due at the date hereof: Two Hundred Eighty-One Thousand Eight Hundred Ninety-Nine and 08/100 Dollars (\$281,899.08)

Mortgaged premises: Situated in Livingston County, and described as: Parcel B: A part of the Southeast 1/4 of the Northwest 1/4 of Section 27, Town 2 North, Range 6 East, Brighton Township, Livingston County, Michigan, described as follows: Commencing at the West 1/4 corner of said Section 27, thence along the centerline of Spencer Road and the East and West 1/4 line of said Section 27, North 87 degrees 11 minutes 44 seconds East 2135.29 feet; thence North 02 degrees 55 minutes 28 seconds West 463.00 feet to the point of beginning; thence continuing along said line North 02 degrees 55 minutes 28 seconds West 356.32 feet; thence South 66 degrees 06 minutes 23 seconds East 273.01 feet along the North line of said parcel and the South line of a 66 foot private road easement (described hereinafter); thence South 02 degrees 55 minutes 28 seconds East 233.65 feet; thence South 87 degrees 11 minutes 44 seconds West 168.65 feet to the radius point of a 75 foot radius cul-de-sac; thence continuing along said line South 87 degrees 11 minutes 44 seconds West 75.00 feet to the point of beginning. ALSO land being a part of the Southeast 1/4 of the Northwest 1/4 of Section 27, Town 2 North, Range 6 East, Brighton Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 corner of Section 27, thence along the East-West 1/4 line of said Section (said line also being the centerline of Spencer Road) North 87 degrees 11 minutes 44 seconds East 2135.29 feet; thence along the Westerly line of a 66 foot wide Private Road Easement North 02 degrees 55 minutes 28 seconds West 463.0 feet; thence continuing North 02 degrees 55 minutes 28 seconds West 90.44 feet to the point of beginning; thence continuing North 02 degrees 55 minutes 28 seconds West along the previously surveyed Westerly line of the Waltman property 265.88 feet to the Northwest corner of said property; thence North 66 degrees 06 minutes 23 seconds West 4.74 feet along the extended Northerly line of the Waltman property; thence along the extended Northerly line of the Lingl property South 87 degrees 18 minutes 59 seconds West 8.80 feet; thence along a fence line as previously surveyed South 02 degrees 43 minutes 16 seconds East 268.00 feet; thence along the extended Southerly line of the Lingl property North 87 degrees 18 minutes 59 seconds East 13.98 feet to the point of beginning. Easement Parcel: Two non-exclusive private road easements 66 feet in width for purposes of ingress and egress described as follows: Commencing at the West 1/4 corner of said Section 27, thence along the centerline of Spencer Road and the East and West 1/4 line of said Section 27, North 87 degrees 11 minutes 44 seconds East 2135.29 feet to the point of beginning of the 66 foot wide private easement to be described; thence along the West line of the said easement North 02 degrees 55 minutes 28 seconds West 463.00 feet; thence North 87 degrees 11 minutes 44 seconds East 75.00 feet to the radius point of a 75 foot radius cul-de-sac for turn-around purposes and the terminus point of said 66 foot wide private road easement; Also commencing at the West 1/4 corner of said Section 27, thence along the centerline of Spencer Road and the East and West 1/4 line of said Section 27, North 87 degrees 11 minutes 44 seconds East 2622.69 feet to the center of said Section 27; thence along the North and South 1/4 line of said Section 27, and the Westerly line of Pleasant Valley Estates (according to the plat thereof recorded in Liber 18 of Plats, Pages 25, 26, and 27, Livingston County Records) and Elderberry Drive, a private roadway within said platted subdivision, North 02 degrees 55 minutes 28 seconds West 327.86 feet to a point of curvature; thence Southeasterly 259.80 feet along the arc of a curve to the right having a central angle of 43 degrees 23 minutes 51 seconds, a radius of 343.00 feet, and a chord which bears North 18 degrees 46 minutes 27 seconds East 253.63 feet to a point of tangency to the point of beginning of the easement to be described; thence along the centerline of a 66 foot wide private road easement North 66 degrees 06 minutes 23 seconds West 378.20 feet to a point; thence continuing along said centerline North 66 degrees 06 minutes 23 seconds West 46.68 feet; thence South 23 degrees 53

minutes 37 seconds West 27.00 feet to a radius point of a 60 foot radius cul-de-sac for turn-around purposes and the terminus point of said 66 foot wide private road easement. Commonly known as 4445 Spring Oaks Ln, Brighton, MI 48114

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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.

The Huntington National Bank Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1547483
(12-08)(12-29)

(12-8, 12-15, 12-22 & 12-29-24 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 January 15, 2025. 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 INFORMATION: Default has been made in the conditions of a certain mortgage made by Justin Sietman and Heather Sietman, husband and wife, whose address is 325 E. Main Street, Pinckney, Michigan 48169, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Highlands Residential Mortgage Limited Partnership, being a mortgage dated December 30, 2021, and recorded on January 10, 2022 with Document Number 2022R-001092, Livingston County Records, State of Michigan and assigned through mesne assignments by said mortgagee to Servis One, Inc. DBA BSI Financial Services, as assignee as documented by an assignment dated April 8, 2024 and recorded on April 8, 2024 and given document number 2024R-005501 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of ONE HUNDRED EIGHTY-SEVEN THOUSAND FOUR HUNDRED FORTY-SEVEN AND 09/100 DOLLARS (\$187,447.09).

Said premises are situated in the Township of Putnam, County of Livingston, State of Michigan, and are described as: Lot(s) 6, Block 5, Range 7, except the West 2 feet, Original Plat of the Village of Pinckney, according to the recorded Plat thereof, as recorded in Liber 2D, Page 64, Livingston County Records.

Street Address: 325 E. Main Street, Pinckney, Michigan 48169

The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCLA § 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. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

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. Dated: December 8, 2024

For more information, please contact the attorney for the party foreclosing:

Kenneth J. Johnson,
Johnson, Blumberg, & Associates, LLC,
5955 West Main Street,
Suite 509,
Kalamazoo, MI 49009.
Telephone: (312) 541-9710.
File No.: MI 24 6130

(12-08)(12-29)

(12-8, 12-15, 12-22 & 12-29-24 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 January 8, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Russell J. Baker, a single man

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

Foreclosing Assignee (if any): CITIZENS BANK NA f/k/a RBS CITIZENS NA

Date of Mortgage: August 4, 2023

Date of Mortgage Recording: August 7, 2023

Amount claimed due on date of notice: \$260,103.77

Description of the mortgaged premises: Situated in Township of Handy, Livingston County, Michigan, and described as: Parcel A: A part of the East 1/2 of the North-west 1/4 of Section 13, Town 3 North, Range 3 East, Handy Township, Livingston County, Michigan, described as: Beginning on the North-South 1/4 line at a point South 02 degrees 03 minutes 18 seconds East 1257.02 feet from the North 1/4 corner; thence along the North-South 1/4 line and centerline of Hogback Road, South 02 degrees 03 minutes 18 seconds East 276.41 feet; thence North 88 degrees 53 minutes 46 seconds West 617.12 feet parallel with the East-West 1/4 line; thence North 37 degrees 57 minutes 48 seconds West 137.19 feet; thence North 88 degrees 53 minutes 46 seconds West 90.28 feet; thence North 02 degrees 03 minutes 18 seconds West 99.62 feet; thence North 88 degrees 53 minutes 46 seconds West 210.86 feet; thence North 02 degrees 03 minutes 18 seconds West 70.11 feet; thence South 88 degrees 53 minutes 46 seconds East 998.84 feet parallel with the East-West 1/4 line to the point of beginning. Subject to an easement for ingress and egress, described as: Beginning on the North-South 1/4 line at a point South 02 degrees 03 minutes 18 seconds East 1533.43 feet from the North 1/4 corner; thence North 88 degrees 53 minutes 46 seconds West 617.12 feet; thence North 37 degrees 57 minutes 48 seconds West 66.34 feet; thence South 67 degrees 47 minutes 34 seconds East 51.41 feet; thence South 88 degrees 53 minutes 46 seconds East 425.66 feet; thence South 51 degrees 10 minutes 42 seconds East 18.35 feet; thence South 88 degrees 53 minutes 46 seconds East 171.11 feet to the North-South 1/4 line; thence along the North-South 1/4 line, South 02 degrees 03 minutes 18 seconds East 23.03 feet to the point of beginning.

Common street address (if any): 3737 Hogback Rd, Fowlerville, MI 48836-8552

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: December 8, 2024

Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1546988
(12-08)(12-29)

(12-8, 12-15, 12-22 & 12-29-24 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 January 15, 2025. 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 INFORMATION: Default has been made in the conditions of a certain mortgage made by Rachel L. Poremba, a married woman, whose address is 1298 Douglas Fir Drive, Howell, Michigan 48843, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for MetLife Home Loans, a Division of MetLife Bank, N.A., being a mortgage dated September 15, 2011, and recorded on October 3, 2011 with Document Number 2011R-027814, Livingston County Records, State of Michigan and then assigned through mesne assignments to Carrington Mortgage Services, LLC, as assignee as documented by an assignment dated December 4, 2020 and recorded on December 4, 2020 and given Document Number 2020R-044733 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of ONE HUNDRED ONE THOUSAND TWO HUNDRED FIFTY-NINE AND 67/100 DOLLARS (\$101,259.67).

Said premises are situated in the Township of Oceola, County of Livingston, State of Michigan, and are described as: UNIT 51, PINE RIDGE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 4648, PAGE 543, LIVINGSTON COUNTY RECORDS AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 297, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE DESCRIBED MASTER DEED (AND AMENDMENTS THERETO, IF ANY) AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Street Address: 1298 Douglas Fir Drive, Howell, Michigan 48843

The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCLA § 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. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

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.

Dated: December 8, 2024

For more information, please contact the attorney for the party foreclosing:
Kenneth J. Johnson,
Johnson, Blumberg, & Associates, LLC,
5955 West Main Street, Suite 509,
Kalamazoo, MI 49009.
Telephone: (312) 541-9710.
File No.: MI 24 6138

(12-08)(12-29)

(12-8, 12-15, 12-22 & 12-29-24 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 January 15, 2025.

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: \$392,951.86

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 Judicature 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: 12/15/2024

Potestivo & Associates, P.C.

251 Diversion Street, Rochester, MI 48307

248-853-4400

318404

(12-15)(01-05)

(12-15, 12-22, 12-29-24 & 1-5-25 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 January 22, 2025.

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 Frances J. Dean and Russell J. Dean to PNC Bank, National Association dated August 27, 2011 and recorded September 12, 2011 as Instrument No. 2011R-025945, Livingston County, Michigan. There is claimed to be due at the date hereof the sum of \$76,410.20.

Said premises are located in Livingston County, Michigan and are described as: SITUATED IN THE TOWNSHIP OF COHOCTAH, COUNTY OF LIVINGSTON AND STATE OF MICHIGAN: PART OF THE NORTH 80 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 4 EAST, COHOCTAH TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 4, EAST 354.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 4; THENCE EAST 354.00 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 30 SECONDS EAST 617.52 FEET; THENCE WEST 354.00 FEET; THENCE NORTH 01 DEGREES 49 MINUTES 30 SECONDS WEST 617.52 FEET TO THE POINT OF BEGINNING. PPN: 4702-04-100-007

Said property is commonly known as 3901 Lovejoy Rd, Byron, MI 48418.

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: December 10, 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. 22-05227

(12-15)(01-05)

(12-15, 12-22, 12-29-24 & 1-5-25 FNV)

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



www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

“Serving the Local Communities”

**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 January 15, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Susan T. Figurski, an unmarried 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): Freedom Mortgage Corporation

Date of Mortgage: February 18, 2021

Date of Mortgage Recording: February 25, 2021

Amount claimed due on date of notice: \$163,646.12

Description of the mortgaged premises: Situated in City of Brighton, Livingston County, Michigan, and described as: The following described premises situated in part of the Northwest Quarter of Section 31, Town 2 North, Range 6 East, City of Brighton, County of Livingston, and State of Michigan: Beginning at a point distant due south 1310.25 feet along the west line of said section and due east 402.23 feet from the northwest corner of said Section 31; thence due east along the south line of Morgan Park according to the plat thereof as recorded in Liber 2 of Plats, Page 34, Livingston County Records, which is also the south line of the right of way line of Livingston Street, 50 feet wide, a distance of 80.00 feet; thence due south 148.00 feet; thence due west 80.00 feet; thence due north 148.00 feet to the point of beginning.

Common street address (if any): 1003 Livingston St, Brighton, MI 48116-1434

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: December 15, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1547603

(12-15)(01-05)

(12-15, 12-22, 12-29-24 & 1-5-25 FNV)

**NOTICE TO CREDITORS
Decedent's Trust**

The W. Kenneth Myers Living Trust dated October 17, 1990

NOTICE TO CREDITORS:

Wilbur Kenneth Myers died on November 21, 2024.

No probate estate has been opened and no personal representative has been appointed.

Creditors of the decedent and/or Trust are notified that all claims against Wilbur Kenneth Myers and/or The W. Kenneth Myers Living Trust will be forever barred unless presented to Deborah M. Price, Trustee, within 4 months after the date of publication of this notice.

Date: December 12, 2024

Attorney for Trustee:

Tara A. Pearson, Law Offices of Parker and Parker

704 E. Grand River, P.O. Box 888

Howell, Michigan 48844-0888;

(517) 546-4864

Trustee:

Deborah M. Price

11575 Casa Loma

Brighton, MI 48114

(810) 623-9439

(12-15-24 FNV)

**SYNOPSIS OF THE
CONWAY TOWNSHIP
BOARD OF TRUSTEES
REGULAR MEETING
NOVEMBER, 19TH, 2024
AT 7PM**

The November 19th, 2024 regular meeting of the Conway Township Board of Trustees could not be called to order due to the number of attendees exceeding building capacity. The meeting was cancelled by Supervisor W. Grubb at 7pm for safety reasons.

Tara Foote
Conway Township Clerk
(12-15-24 FNV)

**SYNOPSIS OF THE CONWAY
TOWNSHIP
BOARD OF TRUSTEES
SPECIAL MEETING
HELD ON NOVEMBER 22ND,
2024 AT 7PM**

Call to order at 7pm. By Supervisor M. Brown. with the Pledge of Allegiance.

Roll Call Vote: Present – M. Brown (Supervisor), G. Pushies (Trustee), S. Porter (Trustee), T. Foote (Treasurer). Absent – R. Kreeger (Clerk)

The Following Motions were made:

- Motion made to approve the consent agenda by T. Foote. Motion passed.
- Motion to approve the 11/15/2024 Meeting Minutes made by G. Pushies. Motion passed.
- Motion made by G. Pushies to approve the Account Reconciliations. Motion passed.
- Motion to approve the Disbursements, payroll report and budget reports made by T. Foote. Motion passed.
- Motion to waive residential builders license requirement for Bricks, Blocks and Rocks LLC made by G. Pushies. Motion passed.
- Motion to accept the increase in Bricks, Blocks and Rocks LLC estimate not to exceed \$51,260 made by G. Pushies. Motion passed unanimously with a roll call vote.
- Motion to accept Nation Building Services bid to finish the siding work on the Conway Township Hall made by G. Pushies. Motion passed unanimously with a roll call vote.
- Motion to approve Zoning Administrator to move forward with Drywall and gutter bids made by G. Pushies. Motion passed.
- Motion to postpone decision on attic until December meeting made by M. Brown. Motion passed.
- Motion to approve Old Dublin siding with White trim for the Conway Township Hall. Motion passed.
- Motion to approve poverty exemption resolution and amend the policy number to 241122-3 made by S. Porter. Motion passed unanimously with a roll call vote.
- Motion to adjourn at 8:49pm made by G. Pushies. Motion passed.

Tara Foote
Conway Township Clerk
(12-15-24 FNV)

**Village of Fowlerville
Holiday Hours**

In celebration of the holidays, the Village of Fowlerville Municipal Offices will be closed from Tuesday, December 24th through Wednesday, January 1st. We wish you all the happiness and joy of the holiday season and a wonderful year ahead!

-The Staff at the Village of Fowlerville Offices
(12-15-24 FNV)

**Village of Fowlerville
2025 Village Council
Meeting Schedule**

Meetings will take place on the **THIRD** Monday of each month, as outlined below:

January - June

- Tuesday, January 21st in observance of Martin Luther King Jr. Day
- Tuesday, February 18th in observance of Presidents' Day
- March 17th
- April 21st
- May 19th
- June 16th

July - December

- July 21st
- August 18th
- September 15th
- October 20th
- November 17th
- December 15th

For cancellations and updates, please visit the Village website at www.Fowlerville.org.

Jamie Hartman
Village of Fowlerville
Deputy Clerk/Deputy Treasurer
(12-15-24 FNV)

**NOTICE OF
ANNUAL MEETING AND
ELECTION OF DIRECTORS
LIVINGSTON
CONSERVATION DISTRICT**

To all residents of the Livingston Conservation District, notice is hereby given that on the 24th day of February 2025, at 6:00pm at the Marion Township Hall, 2877 W Coon Lake Rd in Howell, Michigan, an Annual Meeting and Election of Directors will be held. On the 10th day of January 2025, being 45 days prior to the date of the annual meeting, absentee ballots will be available for voting in this election by writing to or calling the Conservation District Office at PO Box 916, Fowlerville, MI 48836 or phone (517) 294-2551.

Notice is also hereby given to all residents who are desiring to run for Conservation District Director in this election, that petitions signed by at least five (5) residents of the Conservation District must be filed with the Conservation District Office on or before December 26, 2024, being sixty (60) days prior to the annual meeting. Petitions may be obtained by writing to or calling the Conservation District Office at PO Box 916, Fowlerville, MI 48836 or phone (517) 294-2551. Residents are individuals of legal age who can demonstrate residency in the Conservation District via one (1) piece of identification.

Debra M. Holmes
Secretary of the Board of Directors
Livingston Conservation District
(12-8 & 12-15-24 FNV)

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



"Serving the Local Communities"

www.fowlervillenewsandviews.com
fowlervillenews@gmail.com
