

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 April 23, 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): Michael Klamo and Laura L. Klamo, husband and wife
Original Mortgagee: Oxford Bank Mortgage Services, LLC

Foreclosing Assignee (if any): Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac SLST 2024-2 Participation Interest Trust

Date of Mortgage: November 30, 2005

Date of Mortgage Recording: December 13, 2005

Amount claimed due on date of notice: \$304,380.10

Description of the mortgaged premises: Situated in Township of Hartland, Livingston County, Michigan, and described as: Unit 4, San Marino Woods Condominium, according to the Master Deed recorded in Liber 2462, Page 165, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 159, together with rights in general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 1922 Woodmar Ct, Howell, MI 48843-8146

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: March 23, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1556111
(03-23)(04-13)

(3-23, 3-30, 4-6 & 4-13-25 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 MAY 7, 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 Bradley J. Stobar and Donna M. Stobar, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for PrimeLending, a PlainsCapital Company, Mortgagee, dated July 19, 2016 and recorded July 26, 2016 in Instrument Number 2016R-022257 Livingston County Records, Michigan. Said mortgage is now held by Wells Fargo Bank, N.A., by assignment. There is claimed to be due at the date hereof the sum of Three Hundred Seventy-One Thousand Five Hundred Four and 3/100 Dollars (\$371,504.03).

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 MAY 7, 2025.

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

Part of the West 1/2 of the Southeast 1/4 of Section 17, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan, described as follows: Commencing at the South 1/4 corner of Section 17, thence North 89 degrees 38 minutes 38 seconds West 658.86 feet along the South line of Said Section 17 to the West line of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence North 00 degrees 47 minutes 48 seconds West 977.80 feet along said West line, thence South 89 degrees 07 minutes 40 seconds East and parallel with the East-West 1/4 line of said Section 17, 1966.13 feet to the centerline of Cedar Lake Road, (as monumented), thence North 01 degrees 05 minutes 55 seconds West 342.50 feet along said centerline to the POINT OF BEGINNING, thence North 01 degrees 05 minutes 55 seconds West 312.50 feet along said centerline; thence North 89 degrees 07 minutes 40 seconds West 1250.00 feet; thence South 01 degrees 05 minutes 55 seconds East 312.50 feet; thence South 89 degrees 07 minutes 40 seconds East 1250.00 feet to the POINT OF BEGINNING.

2974 Cedar Lake Road, 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: April 6, 2025

File No. 25-004410

Firm Name: Orleans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(04-06)(04-27)

(4-6, 4-13, 4-20 & 4-27-25 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 April 30, 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): Emily Elizabeth Stevens, a Single Woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Highlands Residential Mortgage Limited Partnership, its successors and assigns

Foreclosing Assignee: PHH Mortgage Corporation

Date of Mortgage: October 23, 2020

Date of Mortgage Recording: November 18, 2020

Amount claimed due on mortgage on the date of notice: \$218,028.68

Description of the mortgaged premises: Situated in the Township of Handy, Livingston County, Michigan, and are described as: Unit 54, Red Cedar Crossing West, according to the Master Deed recorded in Document No. 2019R-004371, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 427, together with rights in general common elements and limited common elements as set forth in the above described Master Deed and amendments thereto and as disclosed by Act 59 of the Public Acts of 1978, as amended. Commonly Known as: 2744 Sycamore River Dr., Fowlerville, MI 48836

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: 03/30/2025

Potestivo & Associates, P.C.

251 Diversion Street, Rochester, MI 48307

248-853-4400

316093

(03-30)(04-20)

(3-30, 4-6, 4-13 & 4-20-25 FNV)

**NOTICE OF PUBLIC HEARING
LOCKE TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, APRIL 29, 2025
7:00 PM
3805 BELL OAK ROAD,
WILLIAMSTON**

Application has been received for Variance to Table 10-4 Minimum Lot Width and Frontage as set forth in the Locke Township Zoning Ordinance for:

Applicant: Jan & John Radd
Parcel Number: 33 04 04 09 300 019
Subject Property Address: 5535 M-52,
Perry, MI 48872

Specifically, applicant requests a variance to allow variance to minimum road frontage. Communication in writing thereof may be filed with the Locke Township Zoning Board of Appeals at 3805 Bell Oak Road, Williamston, MI 48895 prior to the meeting or to the ZBA at the time of the meeting. Individuals needing special services to fully participate may contact the Clerk at 517 468-3405 at least 72 hours in advance to request the necessary assistance.

Julie Moore
Locke Township Zoning Administrator
(4-13-25 FNV)

**NOTICE TO ELECTORS OF
HANDY TOWNSHIP
WEBBERVILLE SCHOOL
DISTRICT ONLY
SPECIAL ELECTION
TUESDAY, MAY 6, 2025**

Please take notice that the Webberville School District Special Election will be held on Tuesday, May 6, 2025. The Polls will open at 7 a.m. and close at 8 p.m.

VOTING PRECINCT LOCATION:
Handy Township-

Precincts 1 & 3 (Webberville School District Residents only) voting location for this May 6, 2025 Special Election will be at the Handy Township Voting Center, 6520 Grand River, Fowlerville, MI. Polls open at 7 a.m. and close at 8 p.m.

Laura A. Eisele, Handy Township Clerk
(4-13, 4-27 & 5-4-25 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”

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

A lien has been recorded on behalf of Lakeshore Pointe Homeowners Association. The lien was executed on October 23, 2024 and recorded on October 25, 2024, as Instrument 2024R-019487, 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 Ninety-Eight Dollars and Sixteen Cents (\$3,298.16).

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, April 23, 2025, at 10:00am, 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 John P. Parks, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 222, of Lakeshore Pointe Condominium, a Condominium according to the Amended and Restated Master Deed recorded in Instrument No. 2010R-002745, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 75. Sidwell No. 4707-31-402-222

Commonly known as: 2568 Hilltop Lane, 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: March 6, 2025
Lakeshore Pointe Homeowners Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Evan M. Alexander
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(03-16)(04-13)

(3-16, 3-23, 3-30, 4-6 & 4-13-25 FNV)

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

A lien has been recorded on behalf of Lake Edgewood Townhomes Association. The lien was executed on January 6, 2025 and recorded on January 10, 2025, as Instrument 2025R-000544, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Four Hundred and Thirty Three Dollars and Seventy-Five Cents (\$5,433.75).

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, May 28, 2025, 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 Robert Clark and Esther Clark, and is situated in the Township of Genoa, County of Livingston, State of Michigan, and is legally described as follows: Unit 141, of Lake Edgewood Townhomes, a Condominium according to the Amended and Restated Master Deed recorded in Instrument No. 2008R-021553, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 11. Sidwell No. 11-13-402-141

Commonly known as: 3081 East Telluride, Brighton, Michigan 48114

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: April 2, 2025
Lake Edgewood Townhomes Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Amy M. Smith
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(04-13)(05-11)

(4-13, 4-20, 4-27, 5-4 & 5-11-25 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 April 23, 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): Warren Niblock Jr and Kimberly M Niblock, Husband and Wife

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

Foreclosing Assignee (if any): MCLP Asset Company, Inc.

Date of Mortgage: November 26, 2007

Date of Mortgage Recording: December 3, 2007

Amount claimed due on date of notice: \$78,582.81

Description of the mortgaged premises: Situated in Township of Oceola, Livingston County, Michigan, and described as: All that part of Lot 20 of Howell Lake Manor, a part of the West part of the Southwest fractional 1/4 of Section 31, Town 3 North, Range 5 East, Michigan, according to the plat thereof recorded in Liber 6 of Plats, Page 33, Livingston County Records, more particularly described as; Beginning at a point on North line of Lot 20, South 87 degrees 12 minutes East 160.0 feet from the Northwest corner of said lot; running thence South 0 degrees 10 minutes West, 80.0 feet; thence South 75 degrees 43 minutes East 215.93 feet to the Easterly line of said Lot; thence North 21 degrees 14 minutes East, 20.5 feet to the Northeast corner of said Lot; thence North 51 degrees 5 minutes West 175.5 feet; thence North 87 degrees 12 minutes West 80.0 feet to the point of beginning. Common street address (if any): 281 Harvard Dr, Howell, MI 48843-1739

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: March 23, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1556554

(03-23)(04-13)

(3-23, 3-30, 4-6 & 4-13-25 FNV)

**NOTICE OF 2
SPECIAL MEETINGS OF
THE IOSCO TOWNSHIP
PLANNING COMMISSION
HAVE BEEN CALLED.**

The Iosco Township Planning Commission will be holding two Special Meetings to review Iosco Township's Master Plan. The Public is welcome to attend this open meeting, but the Planning Commission will not be taking public comment regarding the Master Plan at this time. The public will have the opportunity to comment on the Master Plan at a later date.

The meetings will take place from 7:00pm - 9:00pm on April 22, 2025 & May 20, 2025, at the Iosco Township Hall 2050 Bradley Rd. Webberville, MI 48892.

Julie Dailey
Iosco Township Clerk
(4-13-25 FNV)

Short Foreclosure Notice (Livingston County)

MORTGAGE SALE - Default has been made in the conditions of a certain mortgage made by Jean R. Simpson, survivor of herself and her deceased husband Colin D. Simpson to Comerica Bank, Mortgagee, dated January 26, 2007, and recorded on February 14, 2007, in Instrument Number 2007R-005888, Livingston County Records, Michigan on which mortgage there is claimed to be due at the date hereof the sum of ninety five thousand six hundred seventy five Dollars and zero Cents (\$95,675.00), including interest through August 20, 2024 at 12.5% per annum. 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 main entrance to the Livingston County Circuit Court, 204 S. Highlander Way, in the city of Howell, Livingston County, Michigan, at 10:00 o'clock a.m., on Wednesday, April 30, 2025. Said premises are situated in the Township of Cohoctah, County of Livingston, State of Michigan, and are described as: Part of the Northwest 1/4 of Section 11, Town 4 North, Range 4 East, Cohoctah Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest corner of said Section 11, thence along the centerline of Cohoctah Road (66 foot wide Right of Way) and the North line of said Section 11, South 89 degrees 39 minutes 55 seconds East (previously described as East), 360.00 feet to the point of beginning of the Parcel to be described; thence continuing along the centerline of Cohoctah Road (66 foot wide Right of Way) and the North line of said Section 11, South 89 degrees 39 minutes 55 seconds (previously described as East), 578.02 feet; thence South 00 degrees 23 minutes 40 seconds East (previously described as South 00 degrees 43 minutes 45 seconds East), 1,508.24 feet; thence North 89 degrees 42 minutes 45 seconds West, 578.02 feet; thence North 00 degrees 23 minutes 39 seconds West (previously described as North 00 degrees 48 minutes 44 seconds West), 1,508.72 feet to the point of beginning, and subject to the rights of the public over the existing said Cohoctah Road. Also subject to and including use of a 66 foot wide Easement for Ingress, Egress, And Public Utilities, as described below. 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES: Part of the Northwest 1/4 of Section 11, Town 4 North, Range 4 East, Cohoctah Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest corner of said Section 11, thence along the centerline of Cohoctah Road (66 foot wide Right of Way) and the North line of said Section 11, South 89 degrees 39 minutes 55 seconds East (previously described as East) 538.91 feet to the point of beginning of the Easement to be described; thence continuing along the centerline of Cohoctah Road (66 foot wide Right of Way) and the North line of said Section 11, South 89 degrees 39 minutes 55 seconds East, (previously described as East) 66.00 feet; thence South 00 degrees 20 minutes 05 seconds West, 416.30 feet; thence South 85 degrees 58 minutes 44 seconds East, 111.36 feet; thence South 02 degrees 27 minutes 13 seconds West 272.64 feet; thence due South, 812.07 feet; thence North 89 degrees 42 minutes 45 seconds West, 66.00 feet; thence due North, 813.49 feet; thence North 02 degrees 27 minutes 13 seconds East, 210.03 feet; thence North 85 degrees 58 minutes 44 seconds West, 109.02 feet; thence North 00 degrees 20 minutes 05 seconds East, 478.19 feet to the point of beginning. Commonly Known As: 1827 W Cohoctah Rd., Cohoctah, MI 48816 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with 1948CL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

Dated: March 25, 2025
Comerica Bank, Mortgagee
c/o Kenneth A. Tardie, Attorney for Mortgagee
Kenneth A. Tardie (P-25044), Attorney
18 First Street Mt. Clemens, MI 48043

(03-30)(04-20)
(3-30, 4-6, 4-13 & 4-20-25 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 April 23, 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): Ryan Ries, a married man, as sole owner
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns
Foreclosing Assignee (if any): Onslow Bay Financial LLC
Date of Mortgage: June 28, 2024
Date of Mortgage Recording: July 2, 2024
Amount claimed due on date of notice: \$191,466.32
Description of the mortgaged premises: Situated in Township of Handy, Livingston County, Michigan, and described as: A part of the Northeast 1/4 of Section 11, Town 3 North, Range 3 East, Handy Township, Livingston County, Michigan, described as follows: Beginning at a point due South along the East line of said Section, said line also being the centerline of Cemetery Road, 948.62 feet from the Northeast corner of said Section; thence continuing due South, along said East line and said centerline, 140.00 feet; thence due West 233.00 feet; thence due North 140.00 feet; thence due East 233.00 feet to the point of beginning.
Common street address (if any): 4801 Cemetery Rd, Fowlerville, MI 48836-8747
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: March 23, 2025
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1555960
(03-23)(04-13)
(3-23, 3-30, 4-6 & 4-13-25 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE
2025-23141-DE Judge: Miriam A. Cavanaugh
Court address and telephone no.
204 S. Highlander Way, Howell, MI 48843
(517) 546-3750

Estate of Katherine Ann Kneebone, Deceased
Date of Birth: 03/12/1939

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Katherine Ann Kneebone, died 10/31/2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Denise R. Ketchmark, personal representative, or to both the probate court at 204 S. Highlander, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 04/08/2025

Attorney:
Denise R. Ketchmark P-42291
1116 S. Linden Road, Bldg E, Ste 14
Flint, MI 48532
810-232-6096

Personal Representative:
Denise R. Ketchmark
1116 S. Linden Road, Bldg E, Ste 14
Flint, MI 48532
810-232-6096

(4-13-25 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 APRIL 23, 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 Rachel A. Hesselgrave, a married woman, to Mortgage Electronic Registration Systems, Inc., as nominee for Top Flite Financial Inc. A Michigan Corporation, Mortgagee, dated September 18, 2015 and recorded October 5, 2015 in Instrument Number 2015R-031139 and Loan Modification Agreement recorded on January 3, 2022, in Instrument Number 2022R-000148, Livingston County Records, Michigan. Said mortgage is now held by Wells Fargo Bank, N.A., by assignment. There is claimed to be due at the date hereof the sum of One Hundred Fifteen Thousand Four Hundred Seventy and 57/100 Dollars (\$115,470.57).

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 APRIL 23, 2025.

Said premises are located in the Township of Handy, Livingston County Michigan, and are described as: Unit 108, Red Cedar Crossing Condominium, according to the Master Deed recorded in Liber 4533, Page 924, Livingston County Records, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 311, 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.
8553 Shiawassee River Drive, Fowlerville, Michigan 48836

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: March 23, 2025
File No. 24-012982
Firm Name: Orland Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(03-23)(04-13)

(3-23, 3-30, 4-6 & 4-13-25 FNV)

**NOTICE OF ADJOURNMENT OF
MORTGAGE FORECLOSURE SALE**

Please take Notice that pursuant to MCL § 600.3220 the foreclosure sale of the real property as described in the Notice of Mortgage Foreclosure Sale appended hereto has been adjourned to Wednesday, May 7, 2025 at 10:00 a.m., local time, or any adjourned date thereafter. A default has been made under the terms and conditions of the Mortgage dated April 15, 2022 (“Mortgage”) made by Ramenpreet Singh, as mortgagor, to First Internet Bank of Indiana, N.A., as mortgagee (“Mortgagee”), which Mortgage was recorded April 27, 2022, Document ID 2022R-012559, Livingston County Register of Deeds. The amount due on the Mortgage as of the date of this Notice is \$1,488,809.87 plus accruing interest on the amount due at the variable interest rate of the Wall Street Journal Prime Rate plus 2.25 percent, adjusted quarterly, plus certain costs, expenses, and attorney fees paid by Mortgagee to collect the debt and to protect its interest in the property, and any amount paid by Mortgagee to protect its interest in the property, all of which is due under the terms of the Mortgage (“Indebtedness”).

The Mortgage contains a power of sale and no suit or proceeding at law or in equity has been instituted to recover the debt secured by the Mortgage, or any part of the Mortgage. Take notice that on Wednesday, May 7, 2025 at 10:00 a.m., local time, or any adjourned date thereafter, the Mortgage will be foreclosed by sale at public auction to the highest bidder at public venue, at the place of holding the circuit court within Livingston County, Michigan, or such other place of holding the circuit court within the county where the property to be sold at foreclosure is located as may be designated by the sheriff or deputy sheriff conducting the sale. Mortgagee will apply the sale as necessary to pay the Indebtedness together with interest and default interest, fees, all charges and expenses, including attorney fees allowed by law, and also any sum or sums which may be paid by Mortgagee necessary to protect its interest in the premises. 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.

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 following described real property to be sold at foreclosure sale is located in the Township of Green Oak, Livingston County, Michigan, described more particularly as follows:

Unit 190, of “HIDDEN LAKE ESTATES”, a condominium according to the Master Deed recorded in Liber 1918 Page 814, as Amended and Restated in Liber 2709, Page 2, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan Number 74, together with rights in common elements and limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Commonly known as: 10424 Sandpiper CT., South Lyon, MI 48178.

Tax Parcel No.: 16-16-406-190

The redemption period shall be six months from the date of sale pursuant to MCL § 600.3240(8). Pursuant to MCL § 600.3278, if the premises is sold at foreclosure, Mortgagor will be held responsible to the person who buys the premises at the mortgage foreclosure sale or to Mortgagee for damaging the premises during the redemption period.

Dated: March 21, 2025

First Internet Bank of Indiana, N.A., Mortgagee
By: Wolfson Bolton Kochis PLLC
By: Logan T. Grizzell
Attorneys for Mortgagee
880 W. Long Lake Road, Suite 420
Troy, MI 48098
Telephone: (248) 247-7098

NOTICE OF MORTGAGE FORECLOSURE SALE

A default has been made under the terms and conditions of the Mortgage dated April 15, 2022 (“Mortgage”) made by Ramenpreet Singh, as mortgagor, to First Internet Bank of Indiana, N.A., as mortgagee (“Mortgagee”), which Mortgage was recorded April 27, 2022, Document ID 2022R-012559, Livingston County Register of Deeds. The amount due on the Mortgage as of the date of this Notice is \$1,475,996.19 plus accruing interest on the amount due at the variable interest rate of the Wall Street Journal Prime Rate plus 2.25 percent, adjusted quarterly, plus certain costs, expenses, and attorney fees paid by Mortgagee to collect the debt and to protect its interest in the property, and any amount paid by Mortgagee to protect its interest in the property, all of which is due under the terms of the Mortgage (“Indebtedness”). The Mortgage contains a power of sale and no suit or proceeding at law or in equity has been instituted to recover the debt secured by the Mortgage, or any part of the Mortgage. Take notice that on Wednesday, April 2, 2025 at 10:00 a.m., local time, or any adjourned date thereafter, the Mortgage will be foreclosed by sale at public auction to the highest bidder at public venue, at the place of holding the circuit court within Livingston County, Michigan, or such other place of holding the circuit court within the county where the property to be sold at foreclosure is located as may be designated by the sheriff or deputy sheriff conducting the sale. Mortgagee will apply the sale as necessary to pay the Indebtedness together with interest and default interest, fees, all charges and expenses, including attorney fees allowed by law, and also any sum or sums which may be paid by Mortgagee necessary to protect its interest in the premises. The following described real property to be sold at foreclosure sale is located in the Township of Green Oak, Livingston County, Michigan, described more particularly as follows: Unit 190, of “HIDDEN LAKE ESTATES”, a condominium according to the Master Deed recorded in Liber 1918 Page 814, as Amended and Restated in Liber 2709, Page 2, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan Number 74, together with rights in common elements and limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Commonly known as: 10424 Sandpiper CT., South Lyon, MI 48178. Tax Parcel No.: 16-16-406-190 The redemption period shall be six months from the date of sale pursuant to MCL § 600.3240(8). Pursuant to MCL § 600.3278, if the premises is sold at foreclosure, Mortgagor will be held responsible to the person who buys the premises at the mortgage foreclosure sale or to Mortgagee for damaging the premises during the redemption period.

Dated: February 19, 2025

First Internet Bank of Indiana, N.A., Mortgagee
By: Wolfson Bolton Kochis PLLC
By: Logan T. Grizzell
Attorneys for Mortgagee
3150 Livernois Road, Suite 275
Troy, MI 48083
Telephone: (248) 247-7098

(03-30)(04-27)

(3-30, 4-6, 4-13, 4-20 & 4-27 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 MAY 7, 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 Kenneth L Jones Jr. and Erin Jones, Husband and Wife, to Mortgage Electronic Registration Systems, Inc., as nominee for, Summit Funding, Inc., its successors and assigns, Mortgagee, dated June 24, 2019 and recorded July 3, 2019 in Instrument Number 2019R-016730 Livingston County Records, Michigan. Said mortgage is now held by Freedom Mortgage Corporation, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Seventy-Nine Thousand Nine Hundred Seven and 10/100 Dollars (\$179,907.10).

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 MAY 7, 2025.

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

Lot(s) 4, 5 and the South 1/2 of Lot 6 of HERNDON’S RUSH LAKE ESTATES according to the plat thereof recorded in Liber 2 of Plats, Page 87 of Livingston County Records.

8960 Pettysville Rd, Pinckney, Michigan 48169

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: March 30, 2025

File No. 25-004292

Firm Name: Orleans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(03-30)(04-20)

(3-30, 4-6, 4-13 & 4-20-25 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent’s Estate**

CASE NO. and JUDGE
25-23320-DE

Court address and telephone no.

204 S. Highlander Way, Ste 2, Howell, MI 48843
(517) 546-3750

Estate of Phyllis Jayne Daniel
Date of Birth: 07/26/1932

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Phyllis Jayne Daniel, died 11/06/2022.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Anthony Daniel, personal representative, or to both the probate court at 204 S. Highlander Way, Ste 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 4-8-2025

Attorney:

Caroline Bielas P68779
2850 S. Milford Rd.
Highland, MI 48357
248-685-8743

Personal Representative:

Anthony Daniel
10256 Haley Lane, Apt. 103
Whitmore Lake, MI 48189
810-599-2449

(4-13-25 FNV)

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

**Regular Village Council
Meeting Minutes *Synopsis
Tuesday, February 18, 2025**

*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 Regular Village Council Meeting was called to order by President Hill at 6:30 pm, in the Village Council Chambers.

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

MOTION HEATH, SECOND MAYHEW 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.f., AS PRESENTED. VOICE VOTE. MOTION CARRIED.

MOTION BY HEATH, SECOND BY MAYHEW TO APPROVE THE 1-YEAR AGREEMENT BETWEEN THE VILLAGE OF FOWLerville AND THE FOWLerville SENIOR CENTER FOR THE AMOUNT OF \$3,000.00. ROLL CALL VOTE. AYE: HEATH, MAYHEW, HARDENBROOK, HERNDEN, AND HILL. NAY: NONE. ABSENT: CURTIS AND HELFMANN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY HARDENBROOK, SECOND BY HEATH to refer the consideration of establishing compensation for the Village Council Trustees and the Village President to the Finance Committee for further review. ROLL CALL VOTE. AYE: HARDENBROOK, HEATH, HERNDEN, MAYHEW, AND HILL. NAY: NONE. ABSENT: CURTIS AND HELFMANN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY MAYHEW, SECOND BY HEATH TO APPROVE THE QUOTE FROM LAFONTAINE LANSING FOR A DODGE DURANGO FOR THE AMOUNT OF \$42,884.00. ROLL CALL VOTE. AYE: MAYHEW, HEATH, HARDENBROOK, HERDEN, AND HILL. NAY: NONE. ABSET: CURTIS AND HELFMANN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY MAYHEW, SECOND BY HEATH TO APPROVE THE QUOTE FROM AXON ENTERPRISE INC. FOR LEASING BODY CAMERAS OVER FIVE YEARS, TOTALING \$52,289.10. ROLL CALL VOTE. AYE: MAYHEW, HEATH, HARDENBROOK, HERNDEN, AND HILL. NAY: NONE. ABSENT: CURTIS AND HELFMANN. UNANIMOUS VOTE. MOTION CARRIED.

MOTION MAYHEW, SECOND HEATH TO ADJOURN THE VILLAGE COUNCIL MEETING AT 7:11 P.M., VOICE VOTE. MOTION CARRIED.

Respectfully Submitted,
Jamie Hartman
Village Deputy Clerk
(4-13-25 FNV)

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

A lien has been recorded on behalf of Howden Meadows Condominium Association. The lien was executed on November 15, 2024 and recorded on November 18, 2024, as Instrument 2024R-021124, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Seven Thousand Three Hundred and Thirty One Dollars and Forty-Four Cents (\$7,331.44).

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, May 14, 2025, 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 Tracy Wallace, and is situated in the City of Howell, County of Livingston, State of Michigan, and is legally described as follows: Unit 18, of Howden Meadows, a Condominium according to the Master Deed recorded in Instrument No. 2019R-010872, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 429. Sidwell No. 17-25-103-018 Commonly known as: 405 Dorchester 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: March 31, 2025

Howden Meadows Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Sarah R. Karl
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(04-06)(05-04)

(4-6, 4-13, 4-20, 4-27 & 5-4-25 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 MAY 14, 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 Norbert Kaczor and Janet L. Kaczor, husband and wife, and Tracey L. Parchman, a married woman, to Mortgage Electronic Registration Systems, Inc., as nominee for Summit Funding, Inc., Mortgagee, dated November 25, 2020 and recorded December 1, 2020 in Instrument Number 2020R-044013 Livingston County Records, Michigan. Said mortgage is now held by PNC Bank, National Association, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Twenty-Six Thousand Four Hundred Fifteen and 96/100 Dollars (\$126,415.96).

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 MAY 14, 2025.

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

A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 3 EAST, IOSCO TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 34, THENCE SOUTH 0°29'16" EAST, ALONG THE EAST SECTION LINE OF SAID SECTION 34, 972.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 0°29'16" EAST, ALONG SAID SECTION LINE 313.61 FEET; THENCE NORTH 89°50'25" WEST 1399.93 FEET TO THE CENTERLINE OF BULL RUN ROAD, THENCE NORTH 3°06'05" EAST ALONG SAID CENTERLINE, 314.00 FEET; THENCE SOUTH 89°50'25" EAST 1380.27 FEET TO THE POINT OF BEGINNING.

5705 Bull Run Road, Gregory, Michigan 48137

The redemption period shall be 12 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: April 13, 2025

File No. 25-004022

Firm Name: Orleans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(04-13)(05-04)

(4-13, 4-20, 4-27 & 5-4-25 FNV)

2024 Water Quality Report for Village of Fowlerville

Water Supply Serial Number: 2400.

This report covers the drinking water quality for the Village of Fowlerville for the 2024 calendar year. This information is a snapshot of the quality of the water that we provided to you in 2024. Included are details about where your water comes from, what it contains, and how it compares to United States Environmental Protection Agency (U.S. EPA) and state standards.

Your water comes from [9, 10, 11, 12, 13] groundwater wells, each over [9-255', 10-246', 11-297', 12-260', 13-253'].

The State performed an assessment of our source water to determine the susceptibility or the relative potential of contamination. The susceptibility rating is on a seven-tiered scale from “very-low” to “very-high” based on geologic sensitivity, well construction, water chemistry and contamination sources. The susceptibility of our source is low, moderately low, and moderately high, from 2008.

There are no significant sources of contamination in our water supply. We are making efforts to protect our sources by PARTICIPATION IN THE WELLHEAD PROTECTION PROGRAM.

If you would like to know more about this report, please contact: Cathy Elliott, Village of Fowlerville, 517-749-2506 celliot@fowlerville.org.

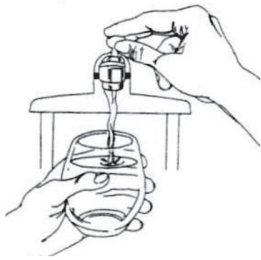
Contaminants and their presence in water: Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA’s Safe Drinking Water Hotline (800-426-4791).

Vulnerability of sub-populations: Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune systems disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. U.S. EPA/Center for Disease Control guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

Sources of drinking water: The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. Our water comes from wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- **Inorganic contaminants**, such as salt and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- **Pesticides and herbicides**, which may come from a variety of sources such as agriculture and residential uses.
- **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.



In order to ensure that tap water is safe to drink, the U.S. EPA prescribes regulations that limit the levels of certain contaminants in water provided by public water systems. Federal Food and Drug Administration regulations establish limits for contaminants in bottled water which provide the same protection for public health.

Water Quality Data

The table below lists all the drinking water contaminants that we detected during the 2024 calendar year. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. Unless otherwise noted, the data presented in this table is from testing done January 1 through December 31, 2024. The State allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. All the data is representative of the water quality, but some are more than one year old.

Terms and abbreviations used below:

- **Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- **Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking

water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

- **Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water.
- **N/A:** Not applicable
- **ND:** not detectable at testing limit
- **ppm:** parts per million or milligrams per liter
- **ppb:** parts per billion or micrograms per liter
- **ppt:** parts per trillion or nanograms per liter
- **pCi/l:** picocuries per liter (a measure of radioactivity)
- **Action Level (AL):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.
- **Level 1 Assessment:** A study of the water supply to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment:** A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

¹Monitoring Data for Regulated Contaminants

Regulated Contaminant	MCL, TT, or MRDL	MCLG or MRDLG	Level Detected	Range	Year Sampled	Violation Yes/No	Typical Source of Contaminant
Chloride	250		158.5	94-145	2024	No	
Iron	N/A	N/A	.065	0.3-1.6	2024	No	Naturally occurring in our water
Nitrate (ppm)	10	10	ND	10	2024	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
Fluoride (ppm)	4	4	.46	0.15-0.44	2024	No	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories
Sodium ¹ (ppm)	N/A	N/A	110	38-1.04	2024	No	Erosion of natural deposits
TTHM Total Trihalomethanes (ppb)	80	N/A	0.038	0.080	2024	No	Byproduct of drinking water disinfection
HAAS Haloacetic Acids (ppb)	60	N/A	0.007	0.060	2024	No	Byproduct of drinking water disinfections
Chlorine ² (ppm)	4	4	.45	0.01-.57	2022	No	Water additive used to control microbes
Gross Alpha (pCi/L)	15	0	7.2	0-11	2021	No	Naturally occurring in our water
Combined radium (pCi/L)	5	0	2.03	.86-3.57	2023	No	Erosion of natural deposits
Uranium (ppb)	30	0	ND	0.03	2023	No	Erosion of natural deposits
Sulfate (ppm)	N/A	N/A	.29	19-25	2024	No	Naturally occurring in our water
Hardness as CaCO ₃	N/A	N/A	308.5	275-404	2024	No	Naturally occurring in our water

¹ Sodium is not a regulated contaminant.

² The chlorine “Level Detected” was calculated using a running annual average.

Inorganic Contaminant Subject to Action Levels (AL)	Action Level	MCLG	Your Water ³	Range of Results	Year Sampled	Number of Samples Above AL	Typical Source of Contaminant
Lead (ppb)	15	0	0 ppb	0-2 ppb	2023	0	Lead service lines, corrosion of household plumbing including fittings and fixtures; Erosion of natural deposits
Copper (ppm)	1.3	1.3	0.3	0-0.4 ppb	2023	0	Corrosion of household plumbing systems; Erosion of natural deposits

³ Ninety (90) percent of the samples collected were at or below the level reported for our water.

Information about lead: Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. The Village of Fowlerville is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your fam-

continued on next page

2024 Water Quality Report for Village of Fowlerville, continued

ily by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for at least 5 minutes to flush water from both your home plumbing and the lead service line. If you are concerned about lead in your water

and wish to have your water tested, contact Village of Fowlerville and Cathy Elliott 517-749-2506 for available resources. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.

The Village of Fowlerville has received a sampling violation for Partial chemistry testing. The testing month was September. (The state lab changed the testing rules in June and did not notify the Village of Fowlerville, this is the only lab that changed their testing requirements) we were out of compliance October 1st, 2024 and returned to compliance November 4th, 2024

(4-6 & 4-13-25 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 May 28, 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): Joseph M. Small, a single man

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

Date of mortgage: January 17, 2020

Recorded on January 23, 2020, in Document No. 2020R-002366, Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC

Amount claimed to be due at the date hereof: One Hundred Fifty-Two Thousand Three Hundred Seventy-Nine and 17/100 Dollars (\$152,379.17)

Mortgaged premises: Situated in Livingston County, and described as: LOTS 23 AND 24, NORTHCREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 5, PAGE 4 OF PLATS, LIVINGSTON COUNTY RECORDS. Commonly known as 1451 Glen Rd, Howell, MI 48843

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.

Lakeview Loan Servicing, LLC Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1558645
(04-13)(05-04)

(4-13, 4-20, 4-27 & 5-4-25 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 May 14, 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): John R. Faulkner and Lisa M. Faulkner, husband and wife

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

Date of mortgage: March 17, 2004

Recorded on April 22, 2004, Liber 4414, on Page 265, Foreclosing Assignee (if any): Yakte PROPERTIES, LLC Amount claimed to be due at the date hereof: Sixty-One Thousand Four Hundred Sixty-Five and 90/100 Dollars (\$61,465.90)

Mortgaged premises: Situated in Livingston County, and described as: LOT 74 OF PEAVY ROAD ESTATES NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN PLAT LIBER 14, PAGES 43, 44 AND 45, LIVINGSTON COUNTY RECORDS. Commonly known as 1385 N Alstott, Howell, MI 48843

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.

Yakte Properties, LLC Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1558644
(04-13)(05-04)

(4-13, 4-20, 4-27 & 5-4-25 FNV)

The Village of Fowlerville is hiring a Seasonal Lawn Maintenance Worker

Position Overview:

This role involves performing grounds maintenance, including lawn mowing and weed whipping, from Spring 2025 through Fall 2025. The position is under the direct supervision of the DPW Crew Supervisor.

Requirements:

- A solid understanding of safety procedures for operating equipment.
- Ability to work effectively with others and demonstrate sound judgment, initiative, and resourcefulness when interacting with employees and the public.
- Strong communication skills and the ability to follow instructions.
- A positive and caring attitude is essential for the role.

Applicants must pass a background check and have a clean driving record.

Hours:

Typically 7:00 a.m. to 3:30 p.m., weather permitting, up to 30 hours per week, with no weekend work.

Starting Pay: \$17.50 per hour.

How to Apply:

Applications are available Monday through Thursday, between 8:00 a.m. and 5:00 p.m., at the Village of Fowlerville Office, 213 South Grand Avenue, Fowlerville, MI 48836. You may also apply online at www.fowlerville.org. Please submit your application and resume (optional) by April 18, 2025.

Kathryn Rajala-Gutzki, CMMC, MiPMC
Village of Fowlerville Clerk/Manager
213 South Grand Avenue
Fowlerville, Michigan 48836
(4-6 & 4-13-25 FNV)

The Village of Fowlerville is a government unit located in Livingston County, Michigan, and is an Equal Employment Opportunity Employer.

STATE OF MICHIGAN
JUDICIAL DISTRICT
44TH JUDICIAL CIRCUIT
COUNTY

ORDER REGARDING
ALTERNATE SERVICE

CASE NO. and JUDGE
24-32592-CH Hon. Susan Longworth
Court address and telephone no.
2 Woodward Avenue, Detroit, MI 48226
(313) 224-5436

Plaintiff's name, address, and telephone no.
UNITED WHOLESALE MORTGAGE, LLC
c/o Plaintiff's attorney

Plaintiff's attorney, bar no., address, and telephone no.
Sogol I. Plagany (P69690)
Orlans Law Group PLLC
P.O. 5041
Troy, Michigan 48007
(248) 502-1359

V

Defendant's name, address, and telephone no.
DIMITRI WRIGHT,
ROSELIA DIAZ,
UNITED STATES OF AMERICA

THE COURT FINDS:

1. Service of process upon the defendant, ROSELIA DIAZ, cannot reasonably be made as provided in
 MCR 2.105 MCR 2.107(B)(1)(b)
and service of process may be made in a manner that is reasonably calculated to give the defendant actual notice of the proceedings and an opportunity to be heard.

IT IS ORDERED:

2. Service of the summons and complaint
 other:
and a copy of this order shall be made by the following method(s).
 a. First-class mail to 1613 Dartmoor Drive, Howell, MI, 48843
 b. Tacking or firmly affixing to the door at 1613 Dartmoor Drive, Howell, MI 48843
 c. Delivering at _____
to a member of the defendant's household who is of suitable age and discretion to receive process, with instructions to deliver it promptly to the defendant.
 d. Other: Publishing for three consecutive weeks in the Livingston County Legal News pursuant to MCR 2.106(D).
For each method used, proof of service must be filed promptly with the court.
3. The motion for alternate service is denied.

Date: 3-21-2025

Hon. Susan Longworth P-65575

(4-13, 4-20 & 4-27-25 FNV)

STATE OF MICHIGAN
JUDICIAL DISTRICT
44TH JUDICIAL CIRCUIT
COUNTY

ORDER REGARDING
ALTERNATE SERVICE

CASE NO. and JUDGE
24-32592-CH Hon. Susan Longworth
Court address and telephone no.
2 Woodward Avenue, Detroit, MI 48226
(313) 224-5436

Plaintiff's name, address, and telephone no.
UNITED WHOLESALE MORTGAGE, LLC
c/o Plaintiff's attorney

Plaintiff's attorney, bar no., address, and telephone no.
Sogol I. Plagany (P69690)
Orlans Law Group PLLC
P.O. 5041
Troy, Michigan 48007
(248) 502-1359

V

Defendant's name, address, and telephone no.
DIMITRI WRIGHT,
ROSELIA DIAZ,
UNITED STATES OF AMERICA

THE COURT FINDS:

1. Service of process upon the defendant, DIMITRI WRIGHT, cannot reasonably be made as provided in
 MCR 2.105 MCR 2.107(B)(1)(b)
and service of process may be made in a manner that is reasonably calculated to give the defendant actual notice of the proceedings and an opportunity to be heard.

IT IS ORDERED:

2. Service of the summons and complaint
 other:
and a copy of this order shall be made by the following method(s).
 a. First-class mail to 1613 Dartmoor Drive, Howell, MI, 48843
 b. Tacking or firmly affixing to the door at 1613 Dartmoor Drive, Howell, MI 48843
 c. Delivering at _____
to a member of the defendant's household who is of suitable age and discretion to receive process, with instructions to deliver it promptly to the defendant.
 d. Other: Publishing for three consecutive weeks in the Livingston County Legal News pursuant to MCR 2.106(D).
For each method used, proof of service must be filed promptly with the court.
3. The motion for alternate service is denied.

Date: 3-21-2025

Hon. Susan Longworth P-65575

(4-13, 4-20 & 4-27-25 FNV)