

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

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, December 11, 2024.

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

Default has been made in the conditions of a certain mortgage made by Alexander Affatati, A Single Man and Nicole Benear, A Single Woman, as Joint Tenants with Full Rights of Survivorship to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for First Securities Financial Services, Inc., Mortgagee, dated July 18, 2023, and recorded on July 24, 2023, as Document Number: 2023R-013517, Livingston County Records, said mortgage was assigned to Nationstar Mortgage LLC by an Assignment of Mortgage dated October 22, 2024 and recorded October 29, 2024 by Document Number: 2024R-019728, on which mortgage there is claimed to be due at the date hereof the sum of Two Hundred Twenty-Five Thousand Nine Hundred Thirty-Eight and 82/100 (\$225,938.82) including interest at the rate of 7.12500% per annum.

Said premises are situated in the Township of Brighton, Livingston County, Michigan, and are described as: Lot 425, "Brighton Country Club" according to the Plat thereof, as recorded in Liber 3 of Plats, Page 1, records of Livingston County. Commonly known as: 5048 WALSH DR, BRIGHTON, MI 48114

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: November 10, 2024
Randall S. Miller & Associates, P.C.
Attorneys for Nationstar Mortgage LLC
43252 Woodward Avenue, Suite 180,
Bloomfield Hills, MI 48302,
(248) 335-9200
Hours: 9:00 a.m. - 5:00 p.m.
Case No. 24MI00482-1

(11-10)(12-01)

(11-10, 11-17, 11-24 & 12-1-24 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 December 11, 2024. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Keith A Cliette, a married 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): Lake Michigan Credit Union

Date of Mortgage: August 18, 2023

Date of Mortgage Recording: August 23, 2023

Amount claimed due on date of notice: \$323,092.65

Description of the mortgaged premises: Situated in City of Brighton, Livingston County, Michigan, and described as: Lot 66 of FAIRWAY TRAILS SUBDIVISION NO. 2, according to the recorded Plat thereof, as recorded in Liber 19 of Plats, Pages 46 and 47, Livingston County Records.

Common street address (if any): 713 Oak Ridge Dr, Brighton, MI 48116-1747

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 10, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1545023

(11-10)(12-01)

(11-10, 11-17, 11-24 & 12-1-24 FNV)

FORECLOSURE NOTICE

NOTICE OF SALE TO ALL PURCHASERS -

A lien has been recorded on behalf of Harvest Hills Homeowners Association. The lien was executed on June 21, 2023 and recorded on June 23, 2023, as Instrument 2023R-011582, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Two Thousand Five Hundred and Twenty Two Dollars and Eighty-Eight Cents (\$2,522.88).

Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Subdivision Documents, 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, December 11, 2024, at 10:00 am, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

The name of the record property owner is Paul W. Lucas and Dominique C. Lucas, and is situated in the Township of Brighton, County of Livingston, State of Michigan, and is legally described as follows: Lot 13, of Harvest Hills Subdivision, as recorded in Liber 19, Page 28 et seq. of Plats, Livingston County Records. Sidwell No. 12-28-301-013

Commonly known as: 4781 Canyon Oaks Drive, 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: October 28, 2024

Harvest Hills Homeowners Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Jeffrey L. Vollmer
23201 Jefferson Avenue
St. Clair Shores, MI 48080
586 218 6805

(11-03)(12-01)

(11-3, 11-10, 11-17, 11-24 & 12-1-24 FNV)

MARION TOWNSHIP 2024 DECEMBER BOARD OF REVIEW MEETING NOTICE

The Marion Township Board of Review will convene on Tuesday, December 10, 2024 at 10:00 am at the Marion Township Hall, 2877 W. Coon Lake Rd., Howell, Michigan.

This meeting is held for the purpose of correcting qualified errors, clerical errors or mutual mistakes of fact, pursuant to MCL 211.53b of the General Property Tax Act. The board will also have authority to act upon agricultural and poverty exemptions.

Bill Fenton
Township Supervisor
(11-24, 12-1 & 12-8-24 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 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): William C Mullens, and Maureen L Mullens, Husband and Wife

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Full Spectrum Lending, Inc., its successors and assigns

Foreclosing Assignee: The Bank of New York Mellon fka The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for the Certificateholders of CWABS Master Trust, Revolving Home Equity Loan Asset Backed Notes, Series 2004-O

Date of Mortgage: July 27, 2004

Date of Mortgage Recording: August 10, 2004

Amount claimed due on mortgage on the date of notice: \$33,694.43

Description of the mortgaged premises: Situated in the Township of Deerfield, Livingston County, Michigan, and are described as: A part of the South 1/2 of the Southwest 1/4 of Section 34, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan described as: Beginning at the Southwest corner of Section 34, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan; thence North 89 degrees 59 minutes 51 seconds East, 280.00 feet along the South line of said Section and the Centerline of Allen Road to the point of beginning; thence North 00 degrees 09 minutes 55 seconds West, 311.15 feet; thence North 89 degrees 59 minutes 51 seconds East, 61.00 feet; thence North 00 degrees 09 minutes 55 seconds West, 191.85 feet; thence North 89 degrees 59 minutes 51 seconds East, 259.00 feet; thence South 00 degrees 09 minutes 55 seconds East, 503.00 feet; thence South 89 degrees 59 minutes 51 seconds West, 320.00 feet along said South line of Section 34 and said Centerline of Allen Road to the point of beginning. Commonly Known as: 5055 East Allen Road, Howell, MI 48855

The redemption period shall be 12 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: 11/24/2024

Potestivo & Associates, P.C.

251 Diversion Street, Rochester, MI 48307

248-853-4400

319829

(11-24)(12-15)

(11-24, 12-1, 12-8 & 12-15-24 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 December 11, 2024.

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

MORTGAGE: Mortgagor(s): Paul Adair Jr. and Dianna Adair

Original Mortgagee: Figure Lending LLC

Date of mortgage: September 2, 2022

Recorded on September 9, 2002, in Document No. 2022R-024392, Foreclosing Assignee (if any): MEB Loan Trust VIII

Amount claimed to be due at the date hereof: Twenty-Eight Thousand Five Hundred Forty-Nine and 86/100 Dollars (\$28,549.86)

Mortgaged premises: Situated in Livingston County, and described as: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 35, TOWN 4 NORTH, RANGE 4 EAST, COHOCTAH TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE SOUTH 00 DEGREES 53 MINUTES 37 SECONDS WEST, (PREVIOUSLY RECORDED AS SOUTH 00 DEGREES 54 MINUTES 00 SECONDS WEST) 2026.92 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF PRESTON ROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 09 MINUTES 34 SECONDS EAST 422.72 FEET (PREVIOUSLY RECORDED AS 422.68 FEET); THENCE SOUTH 01 DEGREES 39 MINUTES 35 SECONDS WEST 311.35 FEET; THENCE NORTH 68 DEGREES 32 MINUTES 11 SECONDS WEST 188.58 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 34 SECONDS WEST 242.00 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 37 SECONDS EAST 244.90 FEET ALONG SAID 1/4 LINE AND CENTERLINE TO THE PLACE OF BEGINNING.

Commonly known as 6606 Preston Rd, Howell, MI 48855 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.

MEB Loan Trust VIII Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1545275

(11-10)(12-01)

(11-10, 11-17, 11-24 & 12-1-24 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”

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)

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)

HLADIK, ONORATO & FEDERMAN, LLP
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"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 December 11, 2024. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Ryan S Arthur, a married man, and Daniel J Nowak, a married man, as joint tenants.

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

Foreclosing Assignee (if any): US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust

Date of Mortgage: August 31, 2018

Date of Mortgage Recording: September 6, 2018

Amount claimed due on date of notice: \$342,844.16

Description of the mortgaged premises: Situated in Township of Genoa, Livingston County, Michigan, and described as: Lot(s) 30, 31 and 32 for Chemung Acres No. 1 according to the plat thereof as recorded in Liber 7 of Plats, page 33, Livingston County Records.

Common street address (if any): 1875 Gray Rd, Howell, MI 48843-9105

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 10, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1544990

(11-10)(12-01)

(11-10, 11-17, 11-24 & 12-1-24 FNV)

**IOSCO TOWNSHIP
SYNOPSIS OF PROPOSED
MINUTES**

November 21st, 2024

The regular meeting of the Iosco Township Board was held on Thursday, November 21, 2024, at 7:00 P.M. Members Present: Alderson, Bonnville, Dailey, Harman & Parker. The following action was taken: 1) Motion to approve the agenda. 2) 1st. Call to the Public: The public was heard from. 3) Motion to adopt the proposed Regular Meeting Minutes from 10/17/2024 and Special Meeting Minutes from 11/7/2024. 4) Clerk's report. 5) Treasurer's report. 6) Motion to pay \$65,400.51 in Township bills. 7) Fire Board and Recreation updates were heard. 8) Planning Commission update was heard. 9) Assessor & Zoning Administrator's report was heard 10) Motion to accept the Agreement for the Collection of Summer School Property Taxes for Fowlerville, Howell, and LESA at a rate of \$3.00 per parcel. 11) Motion to reappoint Harold Browning to the Zoning Board of Appeals for a term of three (3) years ending in July of 2027. 12) Motion to reappoint Scott VanHouten to the Zoning Board of Appeals for a term of three (3) years ending in December of 2027. 13) Motion to reappoint Clark Humrich to the Board of Review for a term of two (2) years ending in January of 2027. 14) Motion to reappoint Nichele Niemi to the Board of Review for a term of two (2) years ending in January of 2027. 15) Motion to reappoint James Lako as the alternate to the Board of Review for a term of two (2) years ending in January of 2027. 16) Motion to appoint Matt Miller as the Township Board's representative on the Planning Commission. 17) Motion to approve the Federal Poverty Guidelines Used in the Determination of Poverty Exemption at 150% of the applicant's income. 18) 2nd Call to the Public: The public was heard from. 19) Motion to adjourn at 7:52 P.M.

Respectfully submitted,
Julie Dailey
Iosco Township Clerk
(12-1-24 FNV)