

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



“Serving the Local Communities”

www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

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 July 2, 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): Robert Steven Tilson, a single man and Melanie Ann Tilson, as joint tenants, with full rights of survivorship

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

Foreclosing Assignee (if any): Carrington Mortgage Services LLC

Date of Mortgage: June 6, 2020

Date of Mortgage Recording: June 15, 2020

Amount claimed due on date of notice: \$183,955.01

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: Parcel A:

Being a part of the Southwest 1/4 of Section 12, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan, more particularly described as follows: commencing at the South 1/4 corner of said Section 12; thence along the south line of said section, North 89 degrees 25 minutes 06 seconds West 1066.11 feet to a point on the centerline of Hamburg Road; thence along said centerline, North 21 degrees 43 minutes 04 seconds East 287.24 feet to the point of beginning of the land to be described; thence continuing along said centerline, North 21 degrees 43 minutes 04 seconds East 130.96 feet; thence along the Southerly line of a 66 foot wide right-to-way, North 87 degrees 56 minutes 48 seconds East 228.84 feet; thence South 02 degrees 40 minutes 52 seconds West 120.41 feet; thence South 87 degrees 56 minutes 18 seconds West 271.34 feet to the point to beginning.

Easement Parcel:

A non-exclusive pedestrian easement to Ore Lake described as being part of the Northwest 1/4 of Section 13 and part of the Southwest 1/4 of Section 12, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan. More particularly described as follows: Commencing at the North 1/4 corner of Section 13, Town 1 North, Range 5 East, Hamburg Township, Livingston County, Michigan; thence along the North line of said Section 13, South 89 degrees 58 minutes 19 seconds West 1066.11 feet to a point on the centerline of Hamburg Road and the point of beginning of the easement to be described; thence along the centerline of Hamburg Road South 19 degrees 21 minutes 26 seconds West 19.54 feet; thence along a previously surveyed and monumented and shown on a survey drawing by Patrick I. Benton, R.L.S. No. 19826 and having job No. 81-A-3926, East 407.46 feet; thence along said previously surveyed line, South 67 degrees 27 minutes 46 seconds East 258.22 feet; thence South 77 degrees 53 minutes 45 seconds East 189.52 feet; thence along said previously surveyed line, South 34 degrees 17 minutes 03 seconds East 100.55 feet; thence continuing along said previously surveyed line, North 53 degrees 19 minutes 47 seconds East 9.04 feet; thence continuing along said previously surveyed line South 36 degrees 17 minutes 04 seconds East 95.63 feet to traverse point "B", a found 3/4 Iron Pipe; thence continuing South 38 degrees 17 minutes 04 seconds East to the Water's Edge of Ore Lake; thence Southeasterly along the Water's Edge of Ore Lake; thence North 04 degrees 19 minutes 56 seconds West to traverse point "A", a set 3/4 iron rod, a meandering traverse line bears South 43 degrees 12 minutes 03 seconds West 51.70 feet from traverse point "A" to traverse point "B" thence from traverse point "A", North 31 degrees 19 minutes 56 seconds West 210.77 feet; thence North 77 degrees 53 minutes 45 seconds West 209.70 feet; thence North 67 degrees 27 minutes 46 seconds West 265.34 feet; thence North 89 degrees 50 minutes 10 seconds West 48.26 feet to a found 1/2 iron rod; thence South 89 degrees 58 minutes 19 seconds West 349.16 feet to a point on the centerline of Hamburg Road; thence along the centerline of Hamburg Road, South 19 degrees 21 minutes 26 seconds West 59.41 feet to point of beginning.

Common street address (if any): 7915 Hamburg Rd, Brighton, MI 48116-5104

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 or-

dered 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: April 27, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1559404

(04-27)(05-18)

(4-27, 5-4, 5-11 & 5-18-25 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 JUNE 4, 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 David W. Ledwidge and Monica J. Ledwidge, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Flagstar Bank, FSB, Mortgagee, dated January 30, 2018 and recorded February 2, 2018 in Instrument Number 2018R-002994 Livingston County Records, Michigan. Said mortgage is now held by Nationstar Mortgage LLC, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Sixteen Thousand Two Hundred Forty-One and 2/100 Dollars (\$116,241.02).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on JUNE 4, 2025.

Said premises are located in the Township of Unadilla, Livingston County Michigan, and are described as: Beginning at a point on the South line of Lot 3, Block 7, The Plat of East Unadilla, as recorded in Liber 4 of Deeds, page 339, Livingston County Records, 152 feet West of the center of the street designated on said plat as State Street; thence North 172.0 feet to the center thread of Fish Creek; thence Southwesterly along the center thread of Fish Creek to a point which is South 59 degrees 02' 12" West 169.09 feet from the last described point; thence South 85.0 feet; thence East 145.0 feet to the POINT OF BEGINNING.

20320 Kaiser Rd, Gregory, Michigan 48137

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: May 4, 2025

File No. 25-005559

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(05-04)(05-25)

(5-4, 5-11, 5-18 & 5-25-25 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 JUNE 11, 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 MELISSA GREENE, A SINGLE PERSON, to ABN AMRO MORTGAGE GROUP, INC., Mortgagee, dated May 28, 2003 and recorded November 7, 2003 in Liber 4235, Page 155 Livingston County Records, Michigan. Said mortgage is now held by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Eight Thousand Eight Hundred Ninety-Nine and 9/100 Dollars (\$108,899.09).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on JUNE 11, 2025.

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

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 4 NORTH, RANGE 6 EAST, TYRONE TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE WEST 13 RODS; THENCE NORTH 9 RODS; THENCE EAST 13 RODS; THENCE SOUTH 9 RODS TO THE PLACE OF BEGINNING.

6061 Linden Road, Fenton, Michigan 48430

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

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

Dated: April 27, 2025

File No. 25-005352

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(04-27)(05-18)

(4-27, 5-4, 5-11 & 5-18-25 FNV)

VILLAGE OF FOWLerville NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE On Monday, May 19, 2025, the Village of Fowlerville Council will hold a public hearing at 6:30 p.m. to review the Village's assessment roll and the assessments for each parcel and lot within the Special Assessment District. Property owners or others with an interest in the real property must attend the public hearing and protest to appeal their assessment amount to the Michigan Tax Tribunal.

This notice is issued by the Fowlerville Village Council.

Jamie Hartman
Village of Fowlerville
Deputy Clerk
(5-4 & 5-11-25 FNV)

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



“Serving the Local Communities”

www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

**CONWAY TOWNSHIP
ZONING BOARD OF
APPEALS PUBLIC NOTICE**

The Conway Township Zoning Board of Appeals will hold a public hearing on May 12th, 2025, at 7:30pm. The meeting will be held at Conway Township Hall, 8015 N Fowlerville Rd, Fowlerville, Michigan 48836, (517) 223-0358. The purpose of the meeting is for regular business and to hear a request for the following appeal, interpretation and/or variance.

ZBA Case #2025-01:

Applicant: 7726 N. Gregory Rd, Fowlerville, MI 48836

Identification number: 4701-27-100-006

Request: Applicant requests a variance from Article 6.06 (D and D1) of the Zoning Ordinance to permit the construction of a 38x60ft barn for agricultural purposes in the front yard.

ZBA Case #2025-02:

Applicant: 10353 W. Lovejoy Rd, Perry, MI 48872

Identification number: 4701-05-200-026

Request: Applicant requests a variance from Article 6.06 (D and D1) of the Zoning Ordinance to permit the construction of a barn in front of the house.

Written comments concerning the above matters may be submitted to the Conway Township Clerk at any time prior to the public hearing/meeting and may further be submitted to the ZBA at the public hearing/meeting. The application may be examined at the Township Hall during regular business hours, which are 9:00am- 3:00pm on Tuesdays and Wednesdays.

Conway Township will provide necessary, reasonable auxiliary aids and services at the hearing/meeting to individuals with disabilities such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting. To individuals with disabilities at the meeting or public hearing upon ten days' notice to the Conway Township Clerk by writing or calling the following: Conway Township Clerk, 8015 N Fowlerville Rd, Fowlerville, MI 48836 or call 517-223-0358, between the hours of 9a-3p Tuesday and 9a-3p Wednesday.

Tara Foote, Clerk
Conway Township
517-223-0358
(4-27, 5-4 & 5-11-25 FNV)

**VILLAGE OF FOWLERVILLE
NOTICE OF
PUBLIC HEARING
PROPOSED 2025/2026
BUDGETS**

PLEASE TAKE NOTICE On Monday, May 19, 2025, the Village of Fowlerville Council will hold a public hearing to review the proposed 2025/2026 Village budgets. The hearing will begin at 6:30 p.m. at 213 South Grand Avenue, Fowlerville, Michigan.

The Village may not adopt the proposed 2025/2026 budgets until after the public hearing. A copy of the proposed budgets, including the proposed property tax millage rates, is available for public inspection upon request.

The proposed property tax millage rate to support the budgets will be discussed during the hearing.

This notice is given in order of the Fowlerville Village Council.

Jamie Hartman
Village of Fowlerville
Deputy Clerk
(5-4 & 5-11-25 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 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.

Default has been made in the conditions of a mortgage made by Alaina E. Robling, a single woman, to Mortgage Electronic Registration Systems, Inc., as nominee for Summit Community Bank, its successors and assigns, Mortgagee, dated September 21, 2011 and recorded October 5, 2011 in Instrument Number 2011R-028089 Livingston County Records, Michigan. Said mortgage is now held by Lakeview Loan Servicing, LLC, by assignment. There is claimed to be due at the date hereof the sum of Forty-Nine Thousand Nine Hundred Sixty-Eight and 10/100 Dollars (\$49,968.10).

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 venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on MAY 28, 2025.

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

Part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Town 4 North, Range 4 East, Cohoctah Township, Livingston County, Michigan, described as follows: Commencing at the North 1/4 corner of said Section 15; thence along the North and South 1/4 line of said Section 15 and the centerline of Byron Road, South 00 degrees 14 minutes 02 seconds East, 132 feet to the point of beginning of the land to be described; thence continuing along said line, South 00 degrees 14 minutes 02 seconds East, 132 feet; thence North 89 degrees 31 minutes 39 seconds West, 330 feet; thence North 00 degrees 14 minutes 02 seconds West, 132 feet; thence South 90 degrees 31 minutes 39 seconds East, 330 feet to the point of beginning.

9975 Byron Rd, Howell, Michigan 48855

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 27, 2025

File No. 25-005067

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(04-27)(05-18)

(4-27, 5-4, 5-11 & 5-18-25 FNV)

**Iosco Township
Notice of Zoning Board
of Appeals Meeting
June 4th, 2025, 7:00 P.M.
Iosco Township Hall
2050 Bradley Rd.,
Webberville, MI 48892**

The Iosco Township Zoning Board of Appeals will be holding a meeting at 7:00 P.M. on Wednesday June 4th, 2025, to review a petition for a zoning variance for the following:

A petition has been filed by Mark Beaty, 1877 River Bend Dr., Fowlerville, MI 48836, Property ID # 4709-11-300-009, for a variance of the Iosco Township Zoning Ordinance at the property referenced above that would allow for an accessory structure to be built that exceeds the ordinances square footage limitations for a structure in front of a dwelling of a parcel that is a minimum of 10 acres as well as a variance for the front setback from the front property line .

The Public has the right to appear before the Zoning Board to express their views and opinions on the request. Written comments should be sent to the Township at the mailing address above, Attention: Harold Browning, ZBA Chair.

Julie Dailey
Iosco Township Clerk
(5-11-25 FNV)

**Iosco Township
Notice of Zoning Board
of Appeals Meeting
June 4th, 2025, 7:00 P.M.
Iosco Township Hall
2050 Bradley Rd.,
Webberville, MI 48892**

The Iosco Township Zoning Board of Appeals will be holding a meeting at 7:00 P.M. on Wednesday June 4th, 2025, to review a petition for a zoning variance for the following:

A petition has been filed by Travis Collins, 5597 Weller Rd., Gregory, MI 48137, Property ID # 4709-35-100-009, for a variance of the Iosco Township Zoning Ordinance at the property referenced above that would allow for a reduction in the side yard setback for an accessory structure.

The Public has the right to appear before the Zoning Board to express their views and opinions on the request. Written comments should be sent to the Township at the mailing address above, Attention: Harold Browning, ZBA Chair.

Julie Dailey
Iosco Township Clerk
(5-11-25 FNV)

**Conway Township
Spring Clean- Up
May 17th, 2025**

Collection Location: Conway Township Hall
9am-3pm

For more information,
visit: www.conwaymi.gov
and go to the community tab.

Tara Foote
Conway Township Clerk
(5-11-25 FNV)

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



“Serving the Local Communities”

www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

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 JULY 2, 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 Kevin Richardson and Nancy Richardson, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc., Mortgagee, dated April 15, 2016 and recorded April 29, 2016 in Instrument Number 2016R-012981 Livingston County Records, Michigan. Said mortgage is now held by JP-Morgan Chase Bank, National Association, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Sixty-Four Thousand Six Hundred Twelve and 32/100 Dollars (\$164,612.32).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on JULY 2, 2025.

Said premises are located in the Township of Brighton, Livingston County Michigan, and are described as: Part of the Southeast 1/4 of Section 6, Town 2 North, Range 6 East, described as: Commencing at the Southeast corner of said Section 6; thence North 00 degrees 17 minutes 10 seconds West along the East line of Section 6, 1805.52 feet to the point of beginning of the parcel to be described; thence South 89 degrees 26 minutes 41 seconds West 696.97 feet to the centerline of a 66 foot wide private road easement; thence North 00 degrees 33 minutes 20 seconds West along said centerline, 200.64 feet; thence North 89 degrees 26 minutes 05 seconds East, 697.91 feet to the East line of Section 6; thence South 00 degrees 17 minutes 10 seconds East, 200.76 feet to the point of beginning. Together with the right of ingress and egress across the following described 66.0 foot road easement described as: Beginning at a point South 89 degrees 26 minutes 40 seconds West along the centerline of McClements Road 688.50 feet from the Southeast corner of said Section 6 for the centerline of said 66 foot road easement; thence North 0 degrees 33 minutes 20 seconds West 2651.30 feet; thence North 26 degrees 12 minutes West 285.40 feet; thence North 1 degrees 46 minutes 55 seconds East 676.55 feet; thence North 28 degrees 23 minutes 05 seconds West 75 feet to the end of said easement.

613 Tracey Lane, Brighton, Michigan 48114

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 27, 2025
File No. 25-005274
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(04-27)(05-18)

(4-27, 5-4, 5-11 & 5-18-25 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): Thomas Walker a single man and Lisa Burke a single woman joint tenants in common.

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

Date of mortgage: October 5, 2007

Recorded on October 11, 2007, in Document No. 2007R-033874, and re-recorded via Loan Modification recorded on August 10, 2012 in Document No. 2012R-027322

Foreclosing Assignee (if any): U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1

Amount claimed to be due at the date hereof: One Hundred Forty-Three Thousand One Hundred Twenty and 91/100 Dollars (\$143,120.91)

Mortgaged premises: Situated in Livingston County, and described as: Lot 68 of MCPHERSON’S PROSPECT PLACE ADDITION, according to the plat thereof, recorded in Liber 1 of Plats, page 2, Livingston County Records. Commonly known as 410 N Tompkins St, 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.

U.S. Bank National Association, as Indenture Trustee on behalf of and with respect to Barclays Mortgage Trust 2021-NPL1, Mortgage-Backed Securities, Series 2021-NPL1 Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite

300 Farmington Hills, MI 48335

248.539.7400

1559955

(04-27)(05-18)

(4-27, 5-4, 5-11 & 5-18-25 FNV)

NOTICE TO CREDITORS

Timoth Michael Burke Sr. (deceased)
Date of Birth: January 26, 1942

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Timoth Michael Burke Sr., who lived at 10786 S. Splitstone, Pinckney, MI 48169, died April 3, 2025. The decedent created the Timoth M. Burke Trust, dated November 27, 2001 and amended October 31, 2024. Creditors of the decedent are notified that all claims against the trust or estate will be forever barred unless presented to the Trustee of the Trust, Timothy M. Burke Jr., at 7522 Pingree Road, Pinckney, MI 48169, (517) 404-5304, within 4 months after the date of publication of this notice.

Date: May 2, 2025

Trustee:
Timothy M. Burke Jr.
7522 Pingree Road
Pinckney, MI 48169
(517) 404-5304

Attorney for Personal Representative:
Ryan Barr, P68047
Lex Novus PLC
801 West Big Beaver Road, Suite 401
Troy, MI 48084 (248) 581-0987

(05-11)

(5-11-25 FNV)

STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY

NOTICE TO CREDITORS
Decedent’s Estate

Court address and telephone no.
204 S Highlander Way # 2, Howell, MI 48843
(517) 546-3750

Estate of Shirley A. Cervenan
The Cervenan Living Trust

TO ALL CREDITORS:
THERE IS NO PROBATE ESTATE
NOTICE TO CREDITORS: The decedent, Shirley A. Cervenan, died November 27, 2024. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Ronald S. Cervenan, nominated personal representative/trustee, or to both the probate court at 204 S Highlander Way #2, Howell, MI 48843 and the nominated personal representative/trustee within 4 months after the date of publication of this notice.

Attorney:
James P. Lampertius P52220
31884 Northwestern Hwy
Farmington Hills, MI 48334
248-538-5480

Nominated Personal representative/trustee:
Ronald S. Cervenan
3301 Oak Knoll
Brighton, Michigan 48114

(5-11-25 FNV)

STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY

NOTICE TO CREDITORS
Decedent’s Estate

Court address and telephone no.
204 S. Highlander Way, Suite 2, Howell, MI 48843
(517) 546-3750

Estate of Thomas Phillip Rockwell
Date of Birth: 06/28/1936

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Thomas Phillip Rockwell, died 01/10/2025. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to William E. Rockwell, personal representative, or to both the probate court at 204 S. Highlander Way, Suite 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Attorney:
Charles S. Kennedy, III P49486
26622 Woodward Avenue, Suite 225
Royal Oak, MI 48067
248-837-1397

Personal Representative:
William E. Rockwell
4346 Argenta Drive
Brighton, MI 48116
248-719-4556

(5-11-25 FNV)

TO ALL CREDITORS: The Settlor, Olene Nielson born on May 24th, 1932, who lived at 1946 Genoa Circle, Howell, Michigan, died March 27, 2025. There is no Personal Representative to the settlor’s Estate to whom Letters of Authority have been issued. Creditors of the decedent are notified that all claims against the Olene Nielson Revocable Living Trust dated September 23, 2021, will be forever banned unless presented to Kim Grossman, Trustee, within four months after the date of publication. Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it.

Dated: April 25, 2025

Nicole M. Laruwe, Esq. Bar No. P75562
7 West Square Lake Road
Bloomfield Hills, MI 48302
248-648-1148

Kim Grossman, Trustee
2100 Dutcher Road
Howell, MI 48843

(05-11)

(5-11-25 FNV)