

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

A lien has been recorded on behalf of Pineview Village Condominium Association. The lien was executed on October 3, 2023 and recorded on October 10, 2023, as Instrument 2023R-018774, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Seven Hundred and Eighty Dollars and Fifty-Eight Cents (\$5,780.58).

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 10, 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 Andrew L. Roman and Heather R. Roman, and is situated in the Township of Howell, County of Livingston, State of Michigan, and is legally described as follows: Unit 24, of Pineview Village, a Condominium according to the Master Deed recorded in Liber 4599, Page 269 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 318. Sidwell No. 4706-27-201-024

Commonly known as: 1618 Red Hickory Ct., 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: February 27, 2024
Pineview Village Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Stephen M. Guerra
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(03-03)(03-31)

(3-3, 3-10, 3-17, 3-24 & 3-31-24 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 April 10, 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): Paul Cheladyn, an unmarried 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): Carrington Mortgage Services LLC

Date of Mortgage: August 22, 2015

Date of Mortgage Recording: August 31, 2015

Amount claimed due on date of notice: \$289,975.86

Description of the mortgaged premises: Situated in Township of Brighton, Livingston County, Michigan, and described as: Parcel B-1: Part of the Northwest Fractional 1/4 of Section 7, Town 2 North, Range 6 East, Michigan, described as: Commencing at the Northwest corner of said Section 7; thence North 89 degrees 52 minutes 51 seconds East, along the North line of said section, 1815.49 feet to the point of beginning, thence continuing North 89 degrees 53 minutes 51 seconds East, along said North line, 165 feet; thence South 00 degrees 06 minutes 10 seconds East, 660.00 feet thence South 89 degrees 53 minutes 51 seconds West, 165 feet; thence North 00 degrees 06 minutes 10 seconds West, 660.00 feet to the point of beginning. Parcel B-2: Part of the Northwest fractional 1/4 of Section 7, T2N, R6E, Brighton Township, Livingston County, Michigan, described as follows: Commencing at the Northwest corner of said Section 7, thence North 89 degrees 53 minutes 51 seconds East along the North line of said Section, 1980.49 feet to the point of beginning; thence continuing North 89 degrees 53 minutes 51 seconds East along said North line 165.00 feet; thence South 00 degrees 06 minutes 10 seconds East 660.00 feet; thence South 89 degrees 53 minutes 51 seconds West 165.00 feet; thence North 00 degrees 06 minutes 10 seconds West 660.00 feet to the point of beginning.

Common street address (if any): 8270 McClements Rd, Brighton, MI 48114-8723

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 10, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1524674

(03-10)(03-31)

(3-10, 3-17, 3-24 and 3-31-24 FNV)

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

A lien has been recorded on behalf of Hay Creek Meadows Association. The lien was executed on September 11, 2023 and recorded on September 12, 2023, as Instrument 2023R-017077, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Twelve Thousand and Eighty Five Dollars and Twenty-Eight Cents (\$12,085.28). 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 17, 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 William R. Butler, and is situated in the Township of Hamburg, County of Livingston, State of Michigan, and is legally described as follows: Unit 10, of Hay Creek Meadows, a Condominium according to the Master Deed recorded in Liber 4055, Page 904 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 281. Sidwell No. 15-19-105-010

Commonly known as: 8835 Redstone Dr., Pinckney, Michigan 48169

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 1, 2024

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

(03-10)(04-07)

(3-10, 3-17, 3-24, 3-31 & 4-7-24 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 April 17, 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): Tylar Piotraczk, a single man, as his sole and separate property

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

Date of mortgage: August 2, 2021 Recorded on August 11, 2021, in Document No. 2021R-033570, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Amount claimed to be due at the date hereof: Three Hundred Twenty-Five Thousand Seven Hundred Eighty-One and 73/100 Dollars (\$325,781.73) Mortgaged premises: Situated in Livingston County, and described as: PARCEL A: Part of the Northwest 1/4 of Section 13, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, being more particularly described as follows: Commencing at the Northwest corner of said Section 13; thence South 01 degrees 57 minutes 02 seconds East 1338.40 feet along the West line of said Section 13; thence North 88 degrees 05 minutes 50 seconds East 559.86 feet along the South line of "JAYNEHILL FARMS NO. 3", as recorded in Liber 9 of Plats, page 11, Livingston County Records; thence North 01 degrees 57 minutes 02 seconds West 150.30 feet along the East line of said "JAYNEHILL FARMS NO. 3", to the point of beginning; thence North 01 degrees 57 minutes 02 seconds West 476.19 feet along the East line of said "JAYNEHILL FARMS NO. 3"; thence North 88 degrees 05 minutes 50 seconds East 206.45 feet; thence South 02 degrees 57 minutes 44 seconds East 257.11 feet; thence South 46 degrees 19 minutes 05 seconds East 125.00 feet; thence South 59 degrees 07 minutes 39 seconds West 204.10 feet; thence Westerly 125.00 feet along the arc of a curve lying Southerly of its radius point (radius 247.63 feet, central angle 28 degrees 55 minutes 19 seconds, chord South 73 degrees 35 minutes 19 seconds West 123.68 feet) to the point of beginning.

EASEMENT PARCEL: A non-exclusive 66 foot wide easement for ingress and egress being a part of the Northwest 1/4 of Section 13, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, and being more particularly described as follows: Commencing at the Northwest corner of said Section 13; thence South 01 degrees 57 minutes 02 seconds East 1338.40 feet, along the West line of said Section 13; thence North 88 degrees 05 minutes 50 seconds East (recorded as North 89 degrees 51 minutes 17 seconds West) 559.86 feet, along the South line of JAYNEHILL FARMS NO. 3, according to the plat thereof recorded in Liber 9 of Plats, page 11, Livingston County Plats; thence North 01 degrees 57 minutes 02 seconds West (recorded as North 00 degrees 00 minutes 19 seconds East) 117.30 feet, along the East line of said JAYNEHILL FARMS NO. 3, to the point of beginning; thence North 01 degrees 57 minutes 02 seconds West 66.00 feet, along the East line of said JAYNEHILL FARMS NO. 3; thence Easterly 108.34 feet, along the arc of a curve lying Southerly of its radius point (radius 214.63 feet, central angle 28 degrees 55 minutes 19 seconds, chord North 73 degrees 35 minutes 19 seconds East 107.20 feet); thence North 59 degrees 07 minutes 39 seconds East 100.00 feet; thence Northeasterly 57.52 feet, along the arc of a curve lying Southeasterly of its radius point (radius 75.00 feet, central angle 43 degrees 56 minutes 44 seconds chord North 37 degrees 09 minutes 17 seconds East 56.12 feet); thence Easterly, Southerly and Westerly 350.67 feet, along the arc of a curve lying Northerly, Easterly and Southerly of its radius point (radius 75.00 feet, central angle 267 degrees 53 minutes 28 seconds, chord South 30 degrees 52 minutes 21 seconds East 108.00 feet); thence Westerly 57.52 feet, along the arc of a curve lying Northerly of its radius point (radius 75.00 feet, central angle 43 degrees 56 minutes 44 seconds, chord South 81 degrees 06 minutes 01 seconds West 56.12 feet); thence South 59 degrees 07 minutes 39 seconds West 100.00 feet; thence Westerly 141.66 feet, along the arc of a curve lying Southerly of its radius point (radius 280.63 feet, central angle 28 degrees 55 minutes 19 seconds, chord South 73 degrees 35 minutes 19 seconds West 140.16 feet), to the point of beginning. Commonly known as 9406 Jean St, Fenton, MI 48430

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. If the sale is set aside for any reason, the Purchaser at the sale will 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. 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335 248.539.7400

1525317

(03-17)(04-07)

(3-17, 3-24, 3-31 & 4-7-24 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 April 24, 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): Robert McMacken, a single man

Original Mortgagee: Mortgage Electronic Registration Systems, Inc.

Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC

Date of Mortgage: August 4, 2003

Date of Mortgage Recording: October 7, 2003

Amount claimed due on date of notice: \$108,413.38

Description of the mortgaged premises: Situated in Township of Putnam, Livingston County, Michigan, and described as: Lots 147, 148, 149, 150 and 151 of Patterson Lakewoods Subdivision No.1, as recorded in Liber 2, Page 45 of Plats, Livingston County Records.

Common street address (if any): 11669 Patterson Lake Dr, Pinckney, MI 48169-9750

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 24, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1525748

(03-24)(04-14)

(3-24, 3-31, 4-7 and 4-14-24 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 April 24, 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): Ronald Dolzani and Patricia A. Atkins, 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: August 14, 2020

Recorded on August 20, 2020, in Document No. 2020R-028114,

Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Amount claimed to be due at the date hereof: Four Hundred Twenty-Four Thousand Three Hundred Thirty-Three and 52/100 Dollars (\$424,333.52)

Mortgaged premises: Situated in Livingston County, and described as: PARCEL NO. 12 - PART OF THE SOUTH-WEST QUARTER OF SECTION 6, TOWN 4 NORTH, RANGE 6 EAST, AND PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWN 4 NORTH, RANGE 6 EAST, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 57 MINUTES 03 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 7, 165.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 24 SECONDS EAST 200.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 36 MINUTES 46 SECONDS EAST 1499.99 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 26 SECONDS EAST 400.00 FEET; THENCE SOUTH 15 DEGREES 59 MINUTES 41 SECONDS WEST 1541.01 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 24 SECONDS WEST 200.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND INCLUDING A 66 FOOT WIDE PRIVATE ROAD EASEMENT FOR INGRESS AND EGRESS AND FOR PUBLIC UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWN 4 NORTH, RANGE 5 EAST, MICHIGAN; THENCE SOUTH 00 DEGREES 57 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF SECTION 12, 1323.38 FEET TO THE NORTH EIGHTH LINE OF SAID SECTION 12; THENCE NORTH 89 DEGREES 21 MINUTES 05 SECONDS WEST 331.28 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE DESCRIPTION; THENCE NORTH 01 DEGREES 43 MINUTES 42 SECONDS EAST 1316.19 FEET TO POINT "A"; THENCE SOUTH 79 DEGREES 12 MINUTES 40 SECONDS WEST; 244.00 FEET; THENCE NORTH 76 DEGREES 11 MINUTES 16 SECONDS WEST 109.05 FEET TO A 75 FOOT TURNING RADIUS POINT AND POINT OF ENDING OF SAID CENTERLINE DESCRIPTION; ALSO FROM SAID POINT "A" ABOVE; NORTH 80 DEGREES 38 MINUTES 42 SECONDS EAST 318.55 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 38 SECONDS EAST 362.35 FEET; THENCE NORTH 68 DEGREES 57 MINUTES 42 SECONDS EAST 330.02 FEET; THENCE NORTH 73 DEGREES 12 MINUTES 12 SECONDS EAST 185.25 FEET TO A 75 FOOT TURNING RADIUS POINT AND POINT OF ENDING OF SAID CENTERLINE DESCRIPTION.

Commonly known as 8035 Hidden Shores Dr, Fenton, MI 48430

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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Mortgagee/Assignee Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1525981

(03-22)(04-12)

(3-24, 3-31, 4-7 and 4-14-24 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on April 24, 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): Brian E. Westrate, unmarried 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): Wells Fargo Bank, N.A.

Date of Mortgage: January 4, 2005

Date of Mortgage Recording: March 25, 2005

Amount claimed due on date of notice: \$253,496.53

Description of the mortgaged premises: Situated in Township of Green Oak, Livingston County, Michigan, and described as: Lots 4, 5, and that Part of Lot 35 lying within the Easterly extension of the Northerly line of Lot 4 and the Southerly line of Lot 5 to the water's edge of Whitmore Lake, in North Shore Plat of Whitmore Lake, according to the plat thereof, recorded in Liber 1 of Plats, Page 32, Livingston County Records.

Common street address (if any): 11321 N Shore Dr, Whitmore Lake, MI 48189-9123

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).

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

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

This notice is from a debt collector.

Date of notice: March 17, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1525135

(03-17)(04-07)

(3-17, 3-24, 3-31 & 4-7-24 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT.**

Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on April 24, 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 INFORMATION: Default has been made in the conditions of a certain mortgage made by Christine Marie Peterson, a single woman, whose address is 1663 Welland Street Unit # 20, Howell, MI 48855, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc, as nominee for Stearns Lending, LLC, being a mortgage dated August 2, 2018, and recorded on August 9, 2018 with Document Number 2018R-021303, Livingston County Records, State of Michigan and then assigned to NewRez LLC d/b/a Shellpoint Mortgage Servicing, as assignee as documented by an assignment dated August 10, 2021 and recorded on August 11, 2021 and given document number 2021R-033555 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of SEVENTY-ONE THOUSAND SIX HUNDRED ONE AND 80/100 DOLLARS (\$71,601.80).

Said premises are situated in the City of Howell, County of Livingston, State of Michigan, and are described as: UNIT(S) 20, GALLERY PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 4077, PAGE 945, LIVINGSTON COUNTY RECORDS, AND ANY AMENDMENTS THERETO, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 283, 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.

Street Address: 1663 Welland Street Unit # 20, Howell, MI 48855

The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judiciary Act of 1961, pursuant to MCLA § 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

ATTENTION HOMEOWNER: IF YOU ARE A MILITARY SERVICE MEMBER ON ACTIVE DUTY, IF YOUR PERIOD OF ACTIVE DUTY HAS CONCLUDED LESS THAN 90 DAYS AGO, OR IF YOU HAVE BEEN ORDERED TO ACTIVE DUTY, PLEASE CONTACT THE ATTORNEY FOR THE PARTY FORECLOSING THE MORTGAGE AT THE TELEPHONE NUMBER STATED IN THIS NOTICE.

Dated: March 24, 2024

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

Kenneth J. Johnson,
Johnson, Blumberg, & Associates, LLC,
5955 West Main Street, Suite 18,
Kalamazoo, MI 49009
Telephone: (312) 541-9710
File No.: MI 24 5673

(03-24)(04-14)

(3-24, 3-31, 4-7 and 4-14-24 FNV)

**Notice of Foreclosure
by Advertisement**

Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on May 1, 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): Alexander J Sugar and Lianne E Sugar, 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): Wells Fargo Bank, N.A.

Date of Mortgage: May 28, 2015

Date of Mortgage Recording: June 10, 2015

Amount claimed due on date of notice: \$206,204.92

Description of the mortgaged premises: Situated in Township of Green Oak, Livingston County, Michigan, and described as: Lot 15, Silver Pines, according to the plat thereof as recorded in Liber 26 of Plats, Pages 36 through 38, Livingston County Records

Common street address (if any): 9109 Ravinewood Ln, South Lyon, MI 48178-9373

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).

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

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

This notice is from a debt collector.

Date of notice: March 31, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1526117

(03-31)(04-21)

(3-31, 4-7, 4-14 and 4-21-24 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY
NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE

2024-22441-DE

Court address and telephone no.

204 S Highlander Way #2, Howell, Michigan 48843

(517) 546-3750

Estate of Shirley Van Buhler, Deceased

Date of birth:* 12/31/1926

TO ALL CREDITORS:**

NOTICE TO CREDITORS:

The decedent, Shirley Van Buhler, died 04/24/2021. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Donald Van Buhler, personal representative, or to both the probate court at 204 S. Highlander Way #2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 3/20/2024

Attorney:

Nicole M. Laruwe P75562

7 West Square Lake Road

Bloomfield Hills, MI 48302

248-648-1148

Personal representative:

Donald Van Buhler

416 Umberland Court

Howell, MI 48843

(3-31-24 FNV)

**From unapproved Minutes
of the March 19, 2024
Conway Township
Regular Board Meeting
7:00 pm**

Regular meeting Synopsis

Supervisor W Grubb called the meeting to order at 7:00 p.m. with the pledge of allegiance to the American flag.

Present: Supervisor William Grubb, Clerk Elizabeth Whitt, Treasurer Debra Grubb, Trustee George Pushies, Trustee Amy Crampton-Atherton

The following Motions were made:

- Motion to approve the Consent Agenda. Motion passed.
- Motion to approve agenda as amended. Motion passed.
- Motion the supervisor develop a list of training for PC Members. Motion passed.
- Second public hearing for Secluded Acres Special Assessment held.
- Public hearing regarding Road Budget held.
- Public hearing regarding General Budget held.
- Motion to amend budget Motion passed.
- Motion to approve the 2024-2025. Motion passed.
- Motion to accept bid from TimberTech. Motion passed.
- Motion to approve recreation program invoice. Motion passed.
- Resolution #240319-01 – Township Clerk salary increase. Resolution failed.
- Resolution #240319-02 – Township Treasurer salary increase. Resolution failed.
- Resolution #240319-03 – Township Supervisor salary increase. Resolution failed.
- Motion to increase the office employee's wages. Motion passed.
- Resolution #240219-4 to confirm Secluded Acres Special Assessment Roll. Resolution adopted.
- Motion to accept Pikk Services bid to provide. Motion passed.
- Motion to adjourn at 9:39 pm. Motion passed.

Elizabeth Whitt
Conway Township Clerk
(3-31-24 FNV)

**CONWAY TOWNSHIP
TOWNSHIP BOARD
SPECIAL MEETING**

The township board will meet to discuss accepting the written letter of resignation by the township's clerk and other items pertaining to said resignation. Also discuss combining with Handy Township for early voting.

To be held at the Conway Township Hall, 8015 N Fowlerville Rd, Fowlerville, MI 48836 on Wednesday April 3, 2024 at 6 p.m.

In accordance with the Open Meetings Act all meetings of the Conway Township Board are open to the public.

Bill Grubb
Conway Township Supervisor
(3-31-24 FNV)

**IOSCO TOWNSHIP
SYNOPSIS OF
PROPOSED MINUTES
March 21st, 2024**

The regular meeting of the Iosco Township Board was held on Thursday, March 21, 2024, at 8:00 P.M. Members Present: Alderson, Bonnville, Dailey, Hardies, & 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 02-15-2024 and the proposed Special Meeting Minutes from 03-13-2024. 4) Clerk's report. 5) Treasurer's report. 6) Motion to pay \$73,565.43 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 Gorski Hauling's Spring Clean Up proposal estimated at \$3,700.00. 11) Motion to approve Resolution 2024-05 to put the Road Maintenance and Improvement Millage Renewal Proposal on the August 6th, 2024 Primary ballot. 12) Motion to accept CJ Lawn Cares bid for \$8,800.00 for mowing of the Township Hall, Munsell, and Wright Cemeteries for 2024. 13) Motion to approve project agreements 489.11.5137BV and 489.11.5138BV that would allow for limestone/gravel resurfacing, limited drainage, and tree work on Lange Road from Kern Rd. to Dutcher Rd. 14) Motion to accept the quote from Chloride Solutions at an application rate of \$0.229 per gallon/9,500 gallons per load for dust control for 2024. The approval is for 2 applications and any rate increases will require Board approval. 15) 2nd Call to the Public: The public was heard from. 16) Motion to adjourn at 8:50 P.M.

Respectfully submitted,
Julie Dailey
Iosco Township Clerk
(3-31-24 FNV)

**CONWAY TOWNSHIP IS LOOKING FOR A
TEMPORARY TOWNSHIP CLERK**

A temporary appointment to serve as township clerk will be made to serve until the results of the November 2024 General Election.

The Clerk's duties are as follows:

Maintains custody of all township records and general ledger, prepares warrants for township checks, records and maintains township board meeting minutes, keeps the township book of oaths, responsible for most board special meeting notices, publishes board meeting minutes, keeps voter registration file and conducts elections, keeps township ordinance book, prepares financial statements, delivers tax certificates to supervisor and county clerk by September 30, must appoint a deputy, and must post a surety bond.

Interested candidates for the temporary appointment should send a resume to the Supervisor at:

**PO Box 1157, Fowlerville, MI 48836
or email Supervisor@conwaymi.gov.**

**CONWAY TOWNSHIP HAS AN OPENING
FOR THE POSITION OF TOWNSHIP CLERK
IN THE UPCOMING ELECTIONS**

The Clerk's duties are as follows:

Maintains custody of all township records and general ledger, prepares warrants for township checks, records and maintains township board meeting minutes, keeps the township book of oaths, responsible for most board special meeting notices, publishes board meeting minutes, keeps voter registration file and conducts elections, keeps township ordinance book, prepares financial statements, delivers tax certificates to supervisor and county clerk by September 30, must appoint a deputy, and must post a surety bond.

The position will be on the August 6 and November 5 ballots. The filing deadline to run on the Primary ballot for election is April 23.

**For information contact the Supervisor at:
Supervisor@conwaymi.gov
or call 517-223-4000.**

NOTICE OF MORTGAGE FORECLOSURE SALE

The Mortgage described below is in default: Mortgage made by Patricia A. Alstott, a married woman, as Mortgagor, to Bank of Ann Arbor, a Michigan corporation, successor in interest by merger to First National Bank In Howell, as Mortgagee, dated April 12, 2019, and recorded April 18, 2019, in Instrument No. 2019R-009354, Livingston County Register of Deeds (the “Mortgage”).

The balance owing on the Mortgage is \$34,915.84 at the time of this Notice. 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 17, 2024 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. The Mortgagee will apply the sale proceeds to the debt secured by the Mortgage as stated above (which includes all costs and expenses paid by the Mortgagee to collect the debt and to protect its interest in the property, all as provided in the Mortgage), plus interest on the amount due at a variable rate per annum and any amount subsequently paid by the Mortgagee to protect its interest in the property.

The property to be sold at foreclosure is all of the real estate located in the Township of Howell, County of Livingston, State of Michigan, more particularly described as follows: Lot(s) 22, of Crancroft, as recorded in Liber 7 of Plats, page(s) 42 and 43, Livingston County Records. Commonly known as: 1011 Willow Lane, Howell, MI 48843-8535

Tax Identification No.: 4706-27-302-002

The redemption period shall be six (6) months from the date of sale pursuant to MCL 600.3240(8), unless determined abandoned in accordance with MCL 600.3241(a), in which case the redemption period shall be 30 days from the date of sale. Pursuant to MCL 600.3278, the Mortgagor 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, April 17, 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.

Bank of Ann Arbor, Mortgagee
Plunkett Cooney

By: Marc P. Jerabek Attorneys for Mortgagee
38505 Woodward Avenue,
Suite 100
Bloomfield Hills, Michigan 48304
mjerabek@plunkettcooney.com
(248) 594-5747
(03/10/2024 to 04/06/2024)

Dated: March 10, 2024

(03-10)(03-31)

(3-10, 3-17, 3-24 and 3-31-24 FNV)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 28, 2009, a certain Fixed Rate Mortgage was executed by Geraldine M. Garofalo and Roland J. Garofalo, as mortgagors, in favor of MetLife Home Loans, a division of MetLife Bank, N.A., as mortgagee, which was recorded September 8, 2009 at Instrument No. 5148441, Clinton County Records; and,

WHEREAS the mortgage was insured by the United States Secretary of Housing and Urban Development (the “Secretary”) pursuant to the National Housing Act for the purpose of providing single family housing; and,

WHEREAS the mortgage is now owned by the Secretary, through mesne assignments as documented by a Corporate Assignment of Mortgage, dated March 30, 2015 and recorded May 26, 2015 at Instrument No. 5228370, Clinton County Records; and,

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that both mortgagors are deceased and the property described below is not the principal residence of at least one surviving Borrower; and

WHEREAS, the entire amount delinquent as of March 5, 2024 is \$293,810.58; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. § 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on August 25, 2020 at Instrument No. 5297055, Clinton County Records, notice is hereby given that on Wednesday, April 17, 2024 at 10:00 a.m. local time, the real property located in the Township of Dewitt, County of Clinton, State of Michigan, the below described will be sold at public auction to the highest bidder:

Lot 45, Northway Hills No. 2, according to the recorded plat thereof, as recorded in Liber 7 of Plats, Page 29, Clinton County Records.

Commonly known as: 12813 Houghton Dr.

Tax Parcel No: 050-375-000-045-00

The sale will be held at the Clinton County Circuit Court-house, which is located at 100 E. State St., Saint Johns, Michigan.

The Secretary of Housing and Urban Development will bid \$297,640.97.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, their pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders, except the Secretary, must submit a deposit totaling \$29,764.10 [10% of the Secretary's bid] in the form of a certified check or cashier's check, made payable to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$29,764.10 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he/she/they need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashiers check made payable to the Secretary of HUD.

If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser upon receipt of the entire purchase price in accordance with the terms of the sale, as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The mortgage cannot be “reinstated” prior to sale, as the event triggering acceleration was not a default in payments. Payment of the entire outstanding balance of the mortgage debt is required to stop the foreclosure. The “outstanding balance” includes amounts that would be due under the mortgage agreement if the debt under the mortgage had not been accelerated, advertising costs, posting costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure and all other costs incurred in connection with the foreclosure prior to the sale.

Date: March 5, 2024

Heide M. Myszak
Foreclosure Commissioner for the United States
Secretary of Housing and Urban Development
31440 Northwestern Hwy., Ste. 145
Farmington Hills, MI 48334

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

On this 5th day of March, 2024, before me, a Notary Public in and for Oakland County, appeared Heide M. Myszak, Foreclosure Commissioner for the United States Secretary of Housing and Urban Development, to me personally known and being duly sworn did say that said instrument was signed and did acknowledge the same to be her free act and deed.

Name: Karolyn A. Hanna
Notary Public, Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: February 5, 2025

Drafted by and when recorded return to:
Michelle K. Clark (P55841)
Trott Law, PC
31440 Northwestern Hwy., Ste. 145
Farmington Hills, MI 48334
Trott # 516582L01

(3-17, 3-24 & 3-31-24 FNV)