

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



www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

“Serving the Local Communities”

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised 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 February 19, 2025.

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

Name(s) of the mortgagor(s): Regina Silcox and James Silcox, Wife and Husband

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage 1 Incorporated, its successors and assigns Foreclosing Assignee: PennyMac Loan Services, LLC Date of Mortgage: November 18, 2021

Date of Mortgage Recording: November 23, 2021

Amount claimed due on mortgage on the date of notice: \$396,513.73

Description of the mortgaged premises: Situated in the Township of Green Oak, Livingston County, Michigan, and are described as: Part of the Southeast 1/4 of Section 21, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan, described as follows: Beginning at a point located distant North 88 degrees 54 minutes 44 seconds West 581.85 feet and North 00 degrees 30 minutes 00 seconds East 1041.87 feet from the Southeast corner of said Section 21; thence continuing North 00 degrees 30 minutes 00 seconds East 137.44 feet; thence North 87 degrees 55 minutes 48 seconds East 185.06 feet; thence South 00 degrees 29 minutes 17 seconds West 140.21 feet; thence South 88 degrees 47 minutes 11 seconds West 184.99 feet to the point of beginning. Commonly Known as: 9849 Marshall Rd., South Lyon, MI 48178

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale, or upon the expiration of the notice required by MCL 600.3241a(c), whichever is later; or unless MCL 600.3240(16) applies. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judiciary 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: 01/19/2025
Potestivo & Associates, P.C.
251 Diversion Street, Rochester, MI 48307
248-853-4400
318404

(01-19)(02-09)

(1-19, 1-26, 2-2 & 2-9-25 FNV)

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY**

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 March 12, 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): Eric W. Moore and Schandra Moore, 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 17, 2020

Recorded on August 26, 2020, in Document No. 2020R-028817, Foreclosing Assignee (if any): United Wholesale Mortgage, LLC

Amount claimed to be due at the date hereof: Four Hundred Forty Thousand Seven Hundred Twenty-Nine and 78/100 Dollars (\$440,729.78)

Mortgaged premises: Situated in Livingston County, and described as: Lot 24 of KIRK'S LANDING LONG LAKE, according to the plat thereof, recorded in Liber 1 of Plats, page(s) 41, Livingston County Records. Commonly known as 5377 Wildwood Dr, 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.

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

1552647
(02-09)(03-02)

(2-9, 2-16, 2-23 & 3-2-25 FNV)

FORECLOSURE NOTICE

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU ARE A MILITARY SERVICEMEMBER ON ACTIVE DUTY NOW OR IN THE PRIOR NINE MONTHS, PLEASE CONTACT OUR OFFICE

Whereas, Default has been made in the condition of a certain Revised Form of Mortgage ("Mortgage") July 5, 2022, by ABRC Properties, LLC, whose address is 3295 W. Silver Lake Rd., Fenton, MI 48430, as the mortgagor, to Kay Financial, LLC, whose address is 11500 N. Saginaw, Mt. Morris, MI 48458, as the mortgagee, and recorded June 24, 2021 in the office of the Register of Deeds for Livingston County, Michigan at Instrument number 2021R-027182.

Whereas, the amount claimed to be due and unpaid on the said Mortgage on the date of this notice is \$184,758.45. Whereas, no legal or equitable proceedings have been instituted to recover the debt, or any part of the debt, secured by said second Mortgage; and the power of sale contained in said second Mortgage having become operative by reason of such default.

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 said 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 Wednesday, March 12, 2025.

The amount due on said 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 premises described in said Mortgage, occupied as one parcel mentioned and described in the Mortgage, land situated in the Township of Tyrone, County of Livingston State of Michigan, described as: Part of the Northeast 1/4 of Section 30, Township 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, described as: Commencing at the Northeast corner of said Section 30; thence South 775.50 feet to the point of beginning; thence continuing South 200.00 feet; thence West 167.58 feet; thence North 37°07'24" West 250.83 feet; thence West 374.03 feet; thence North 115.50 feet; thence East 533.00 feet; thence South 115.50 feet; thence East 160.00 feet to the point of beginning being subject to that part now used as Linden Road. Also being subject to Open Space Ordinance No. 21.52 of Tyrone Township, which shall remain undeveloped land and no buildings may be placed without Tyrone Township approval, the Open Space area being the West 374.03 feet of the parcel as described. Tax Parcel No. 4704-30-200-028

Commonly known as: 7415 Linden Road Fenton MI 48430

If the property is eventually sold at foreclosure sale, the redemption period will be 6 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 MCL 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. If you are a tenant in the property, please contact our office as you may have certain rights.

Dated:
Joseph A. Doerr
Prepared By: Attorney for Kay Financial, LLC
Joseph A Doerr
838 West Long Lake Road Ste 211
Bloomfield Hills MI 48302
(248) 212-0167

(02-09)(03-02)

(2-9, 2-16, 2-23 & 3-2-25 FNV)

**NOTICE
HANDY TOWNSHIP
BOARD OF REVIEW**

The Handy Township Board of Review will meet to review the 2025 Assessment Roll on Tuesday, March 4, 2025, at 10:00 a.m. in the Township Conference Room. 137 N. Grand Avenue, Fowlerville Michigan. **Please use rear entrance only.** The Handy Township Board of Review will meet to hear appeals related to the 2023 Assessment Roll on:

**Monday, March 10, 2025,
9:00 a.m.-12:00 noon & 1:00 p.m.-4:00 p.m.**

**Wednesday, March 12, 2025,
1:00 p.m-4:00 p.m. & 6:00-9:00 pm**

At the Handy Township Hall 137 N. Grand Ave, Fowlerville, Michigan.

Please use rear entrance

Please call 517-223-3228 Monday, Wednesday or Thursday to make an appointment.

Tentative Ratios & Factors

Agricultural	44.72
	1.1181
Commercial	34.77
	1.4380
Industrial	45.04
	1.110
Residential	46.26
	1.081
Personal	50.00
	1.000

Karen A. Page
Assessor

(2-9, 2-16 and 2-23-25 FNV)

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206 E. Grand River
P.O. Box 937
Fowlerville, MI 48836



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www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

**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 February 19, 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): Perry Fetterley a/k/a Perry G. Fetterley and Lisa Fetterley a/k/a Lisa R. Fetterley, 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: February 2, 2007

Recorded on April 3, 2007, in Document No. 2007R-011170, and re-recorded via Loan Modification recorded on May 12, 2015 in Document No. 2015R-014591

Foreclosing Assignee (if any): Select Portfolio Servicing, Inc.

Amount claimed to be due at the date hereof: One Hundred Ninety-Nine Thousand Nine Hundred Seventy-One and 31/100 Dollars (\$199,971.31)

Mortgaged premises: Situated in Livingston County, and described as: A part of the Northwest 1/4 of Section 20, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan: Commencing at the Northwest corner of Section 20, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan; thence South 00 degrees, 36 minutes, 42 seconds East, 321.92 feet along the West line of said Section and the centerline of Stow Road for a Place of Beginning; thence North 89 degrees, 23 minutes, 18 seconds East, 581.00 feet; thence South 00 degrees, 36 minutes, 42 seconds East, 150.00 feet; thence South 89 degrees, 23 minutes, 18 seconds West, 581.00 feet; thence North 00 degrees, 36 minutes, 42 seconds West, 150.00 feet along the West line of said Section and the centerline of Stow Road to the Place of Beginning. Commonly known as 8922 Stow Road, Webberville, MI 48892

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.

Select Portfolio Servicing, Inc.

Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1550673

(01-19)(02-09)

(1-19, 1-26, 2-2 & 2-9-25 FNV)

**FORECLOSURE NOTICE
NOTICE OF SALE**

TO ALL PURCHASERS - A lien has been recorded on behalf of Hometown Village of Marion Association. The lien was executed on April 26, 2024 and recorded on May 3, 2024, as Instrument No. 2024R-007580, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Four Thousand Two Hundred and Eighty Seven Dollars and Seventy-Four Cents (\$4,287.74).

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, March 5, 2025, at 10:00 AM, Eastern Standard Time.

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

The name of the record property owner is Paul Lewis and Hannah Lewis, and is situated in the Township of Marion, County of Livingston, State of Michigan, and is legally described as follows: Unit 4, of Hometown Village of Marion, a Condominium according to the Master Deed recorded in Liber 2812, Page 215 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 198. Sidwell No. 10-11-201-004

Commonly known as: 88 Champlain Blvd., Howell, Michigan 48843

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association for damaging the property during the redemption period.

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: January 16, 2025

Hometown Village of Marion Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

Sarah R. Karl

30140 Orchard Lake Road

Farmington Hills, MI 48334

248 671 0140

(01-26)(02-23)

(1-26, 2-2, 2-9, 2-16 & 2-23-25 FNV)

NOTICE TO CREDITORS

Leo S. Parry and Mary E. Parry Revocable Living Trust

TO ALL CREDITORS:

NOTICE TO CREDITORS: The Settlor, Mary E. Parry, who lived at 369 Woodlake Dr. Brighton, Michigan 48116, died December 20, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Evelyn F. Albertson, named Successor Trustee, within 4 months after the date of publication of this notice.

Attorney:

Don L. Rosenberg, Esq.

Barron, Rosenberg, Mayoras & Mayoras, PC

1301 W. Long Lake Road, Suite 340

Troy, MI 48098

(248) 641-7070

Successor Trustee:

Evelyn F. Albertson

369 Woodlake Dr.

Brighton, MI 48116

(2-9-25 FNV)

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on March 5, 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): Christopher P. Zanotti and Carey L. Zanotti, 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): Onslow Bay Financial LLC

Date of Mortgage: June 2, 2020

Date of Mortgage Recording: June 16, 2020

Amount claimed due on date of notice: \$347,840.80

Description of the mortgaged premises: Situated in Township of Hartland, Livingston County, Michigan, and described as: Unit No. 58, San Marino Hills, a condominium according to the Master Deed recorded in Liber 2868, Pages 472 through 514, as amended, and designated as Livingston County Subdivision Plan No. 210, 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): 1112 Thorn Ridge Dr, Howell, MI 48843-6107

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: February 2, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1551332

(02-02)(02-23)

(2-2, 2-9, 2-16 & 2-23-25 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE

25-23167-DE Hon. Miriam Cavanaugh

Court address and telephone no.

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

(517) 546-3750

Estate of Joseph Stanley Tekieli

Date of Birth: 1959

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Joseph Stanley Tekieli, died October 2, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Robin M. Tekieli, 16440 Whispering Meadows, Stockbridge, MI 49825, personal representative, or to both the probate court at 204 S Highlander Way, Ste. 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 2-4-25

Attorney:

Linda C. Walker P34214

P.O. Box 523

Fowlerville, MI 48836-0523

517-223-8078

Personal Representative:

Robin M. Tekieli

16440 Whispering Meadows

Stockbridge, MI 49285

517-604-1790

(2-9-25 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

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 March 5, 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): RONALD J PEZZONI AND GEORGIANN PEZZONI, HUSBAND AND WIFE.

Original Mortgagee: Washington Mutual Bank, FA
 Foreclosing Assignee (if any): JPMorgan Chase Bank, National Association

Date of Mortgage: December 19, 2003

Date of Mortgage Recording: January 9, 2004

Amount claimed due on date of notice: \$219,027.06

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: Unit(s) 154, of FAIRWAYS OF WHISPERING PINES CONDOMINIUM, a Condominium according to the Master Deed thereof recorded in Liber 2441, Page 704 through 792, and any amendments thereto, last amended by an Amendment recorded in Liber 2662, Pages 665 through 683, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 154, and any amendments thereto, together with an undivided interest in the common elements of said condominium as set forth in said Master Deed, and any amendments thereto, last amended by amendment recorded in Liber 3076, Page 111 and as described in Act 59 of the Public Acts of Michigan of 1978, as amended.

Common street address (if any): 9993 Tioga Trl, Pinckney, MI 48169-8170

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: February 2, 2025

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

1551184
 (02-02)(02-23)

(2-2, 2-9, 2-16 & 2-23-25 FNV)

NOTICE TO CREDITORS
Decedent's Trust

TO ALL CREDITORS:*

The Settlor, James Devereaux Kendall DOB: 06/05/1947 SSN: xxx-xx-6053, who lived at 4716 Summer Ridge Drive Genoa Twp, Michigan died 11/29/2024. There is no personal representative of the settlor's estate to whom Letters of Administration have been issued. Creditors of the decedent are notified that all claims against the James D. Kendall Trust Under Agreement dated 02/25/1983 as amended, will be forever barred unless presented to Kathleen E. Kendall and Andrew R. Kendall Trustee(s) within 4 months after the date of publication.

Date: 2/3/2025

Attorney:
 Janelle G. Haggadone, Varnum LLP (P82106)
 Bridgewater Place; PO Box 352
 Grand Rapids, MI 49501-0352
 616/336-6000

Trustee:
 Kathleen E. Kendall and Andrew R. Kendall
 c/o Varnum LLP - Bridgewater Place; PO Box 352
 Grand Rapids, MI 49501

(2-9-25 FNV)

Notice of Foreclosure by Advertisement

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Name(s) of the mortgagor(s): Jennifer L. Shafer, a single woman

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

Foreclosing Assignee (if any): University Bank

Date of Mortgage: May 27, 2022

Date of Mortgage Recording: June 6, 2022

Amount claimed due on date of notice: \$187,165.26

Description of the mortgaged premises: Situated in City of Howell, Livingston County, Michigan, and described as: The East 80.90 feet of the East 1/2 of Lot(s) 74 and the West 5 feet of Lot 8, J. B. Skilbeck's Addition to the Village (now City) of Howell, according to the recorded Plat thereof, as recorded in Liber 1 of Plat(s), Page 1, Livingston County Records

Common street address (if any): 136 Pulford St, Howell, MI 48843-2647

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: February 2, 2025

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

1551352
 (02-02)(02-23)

(2-2, 2-9, 2-16 & 2-23-25 FNV)

MARION TOWNSHIP
2025 MARCH
BOARD OF REVIEW

The Marion Township Board of Review will convene for its organizational meeting on Tuesday, March 4, 2025 at 10 am. No appeals of property assessments will be heard at this meeting.

The 2025 tentative equalization ratio is 50% and the estimated multiplier is 1.0000 for all property classifications.

The Board of Review will hear property assessment appeals by appointment on the following dates:

Monday, March 10, 2025 1:30 pm-9:00 pm
 Tuesday, March 11, 2025 9:30 am-4:30 pm

Appointments may be made by calling the Marion Township office at (517) 546-1588 during normal business hours. Non-appointment appeals will be heard as time allows. All meetings of the Board of Review will be held inside the Marion Township Hall, 2877 W. Coon Lake Rd., Howell, MI.

Residents and non-residents may appeal by letter. Written appeals must be received no later than noon on Tuesday, March 11, 2025.

William Fenton
 Secretary, Board of Review
 (2-9, 2-16 & 2-23-25 FNV)

CONWAY TOWNSHIP
8015 N FOWLerville ROAD
P.O. BOX 1157
FOWLerville, MI
48836-1157
517-223-0358
MARCH 2025
BOARD OF REVIEW

The tentative ratios and the estimated multipliers for each class of real property and personal property for 2025 are as follows

CLASS	RATIO	MULTIPLIER
Agriculture	43.94	1.1379
Industrial	47.19	1.0595
Residential	48.18	1.0378
Commercial	41.79	1.1965
Commercial Personal	50.00	1.0000
Utility Personal	50.00	1.0000

The inflation rate multiplier (CPI) for use in calculating 2025 capped values is 1.031

DATES AND TIMES

Organizational Meeting:
 Tuesday March 4, 2025
 8:00 a.m.

Appeal Meetings:
 Monday March 10, 2025
 9:00 a.m. to 12:00 p.m.
 1:00 p.m. to 4:00 p.m.

Wednesday March 12, 2025
 1:00 p.m. to 4:00 p.m.
 6:00 p.m. to 9:00 p.m.

Letters of appeal from both residents and nonresidents are allowed and may include those delivered in person or by mail to Conway Township, 8015 N. Fowlerville Road, PO Box 1157, Fowlerville, MI 48836. The letter must arrive at the Township by 6 p.m. on March 12, 2025 (Post mark is not accepted).

Brande Nogafsky Assessor
 Mike Brown Secretary to Board of Review
 Posted at Conway Township 2/4/2025
 (2-9, 2-16 & 2-23-25 FNV)

IOSCO TOWNSHIP
BOARD OF REVIEW

The Organizational Meeting of the Iosco Township Board of Review will be held on Tuesday, March 4, 2025, at 1:00 p.m. at the Iosco Township Hall, 2050 Bradley Rd, Webberville, MI 48892.

The Board of Review will meet to hear appeals of 2025 assessments, by appointment, on Monday, March 10, 2025, from 9:00 a.m. to 12:00 noon and 1:00 p.m. to 4:00 p.m.; on Tuesday, March 11, 2025 from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Appointments can be scheduled by calling 517-223-9545

Resident and non-resident property owners may protest by letter. Letter appeals must be received by the last date of March Board of Review (March 11, 2025; Postmarks are not accepted).

Tentative ratios and estimated multipliers for each class of property for 2025 are as follows:

CLASS	TENTATIVE RATIO	ESTIMATED FACTOR
AGRICULTURAL	45.16	1.1072
COMMERCIAL	47.14	1.0607
INDUSTRIAL	49.18	1.0167
RESIDENTIAL	47.81	1.0458
PERSONAL	50.00	1.0000

The inflation rate multiplier (CPI) for use in calculating 2025 capped values is 1.031

Joseph Parker
 Secretary to Board of Review

Anne Allen
 Assessor
 (2-9, 2-16 & 2-23-25 FNV)

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



www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

"Serving the Local Communities"

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised 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 March 5, 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): Michael F. Novak and Elizabeth C. Novak, Husband and Wife

Original Mortgagee: The Equity Group Financial, Inc.

Foreclosing Assignee: The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A. as Trustee for RAMP 2004-KR1

Date of Mortgage: February 5, 2004

Date of Mortgage Recording: March 1, 2004

Amount claimed due on mortgage on the date of notice: \$120,762.41

Description of the mortgaged premises: Situated in the Township of Deerfield, Livingston County, Michigan, and are described as: Parcel No 4: Part of the Southeast 1/4 of Section 1, Town 4 North, Range 5 East, and part of the Northeast 1/4 of Section 12, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan, described as commencing at the Northeast corner of said Section 12; thence North 00 degrees, 57 minutes, 03 seconds East, along the East line of said Section 1, 47.93 feet, to the centerline of a 66 foot wide non-exclusive private road easement; thence South 80 degrees, 38 minutes, 42 seconds West, along said centerline, 318.55 feet, to the point of beginning; thence South 79 degrees, 12 minutes, 48 seconds West, along said centerline, 244.60 feet; thence North 78 degrees, 11 minutes, 18 seconds West, along said centerline, 109.05 feet thence South 00 degrees, 82 minutes, 03 seconds West, 628.59 feet; thence South 89 degrees, 21 minutes, 05 seconds East, 337.68 feet to the centerline of a 66 foot wide non-exclusive private road easement; thence North 01 degrees, 43 minutes, 42 seconds East, along said centerline 656.08 feet to the point of beginning. 66 foot wide non-exclusive private road & utility easement, centerline of which is described as follows: Commencing at the Northeast corner of Section 12, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan; thence South 00 degrees, 57 minutes, 03 seconds West along the East line of Section 12, 1323.38 feet to the North 1/8 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, 48 seconds West, 244.60 feet; thence North 78 degrees, 11 minutes, 18 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 84 degrees, 19 minutes, 42 seconds East, 105.28 feet to a 75 foot turning radius point and point of ending of said centerline description. Description of non-exclusive easement to Lake Hoisington; an easement to Lake Hoisington for Parcels 1 through 4, inclusive, is described as follows: Part of the Southwest 1/4 of section 6, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, and part of the Southeast 1/4 of Section 1, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan described as follows; commencing at the Southwest corner of said Section 6, thence North 00 degrees, 57 minutes, 03 seconds East, 209.78 feet; thence North 37 degrees, 35 minutes, 03 seconds East; 66.72; thence North 00 degrees, 57 minutes, 03 seconds East, 165.49 feet; thence South 89 degrees, 02 minutes, 57 seconds East, 100.00 feet; thence North 15 degrees, 18 minutes, 03 seconds East, 100.00 feet; thence North 15 degrees, 18 minutes, 03 seconds East, 10 feet more or less to the Shoreline of Lake Hoisington; thence Westerly along said Shoreline, 250.00 feet, more or less, thence South 00 degrees, 57 minutes, 03 seconds West, 20 feet more or less to a point thence South 00 degrees, 57 minutes, 03 seconds West, 200.32 feet; thence South 37 degrees, 35 minutes, 03 seconds West, 66.72 feet; thence South 00 degrees, 57 minutes, 03 seconds West, to the centerline of a 66 foot wide non-exclusive private road easement; thence North 90 degrees, 38 minutes, 42 seconds East, along said road centerline, 40.65 feet to the East line of said Section 1; thence North 00 degrees, 57 minutes, 03 seconds East, along said line to the point of beginning. Commonly Known as: 10519 Turnerwood Dr., Fenton, MI 48430

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 foreclo-

sure 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: 02/02/2025

Potestivo & Associates, P.C.

251 Diversion Street, Rochester, MI 48307

248-853-4400

320184

(02-02)(02-23)

(2-2, 2-9, 2-16 & 2-23-25 FNV)

**VILLAGE OF FOWLerville
213 SOUTH GRAND AVENUE
FOWLerville, MI 48836
517-223-3771
REGULAR VILLAGE COUNCIL MEETING
MINUTES *SYNOPSIS
MONDAY, DECEMBER 2, 2024**

*A Synopsis is a summary of the motions that were made at the meeting. The complete set of minutes can be viewed on the website at www.Fowlerville.org.

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

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

Absent: None

MOTION MAYHEW, SECOND HEATH TO APPROVE THE AGENDA, AS PRESENTED. VOICE VOTE. MOTION CARRIED.

MOTION HEATH, SECOND HELFMANN TO APPROVE THE CONSENT AGENDA, CONSISTING OF ITEMS 6.a. THROUGH 6.j., AS AMENDED. VOICE VOTE. MOTION CARRIED.

MOTION BY CURTIS, SECOND BY MAYHEW TO ADJUST THE VILLAGE COUNCIL MEETING SCHEDULE FROM TWICE A MONTH TO ONCE A MONTH, WITH MEETINGS TO BE HELD ON THE THIRD MONDAY OF EACH MONTH, BEGINNING IN JANUARY 2025. ROLL CALL VOTE. AYE: CURTIS, MAYHEW, HARDENBROOK, HEATH, HELFMANN, HERNDEN, AND HILL. NAY: NONE. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY HEATH, SECOND BY HELFMANN TO AMEND RESOLUTION NO. 24-25, A RESOLUTION OF NECESSITY TO INCLUDE BOTH SONYA WAGER-THORNBURGH AND WILLIAM K. THORNBURGH AS PROPERTY OWNERS AND TO APPROVE THE GOOD FAITH OFFER OF \$65,000.00. ROLL CALL VOTE. AYE: HEATH, HELFMANN, CURTIS, HARDENBROOK, HERNDEN, MAYHEW, AND HILL. NAY: NONE. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY HELFMANN, SECOND BY CURTIS TO APPOINT KATHRYN HEATH AS THE VILLAGE COUNCIL PRO TEM. ROLL CALL VOTE. AYE: HELFMANN, CURTIS, HARDENBROOK, HEATH, HERNDEN, MAYHEW, AND HILL. NAY: NONE. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY HEATH, SECOND BY HARDENBROOK TO ADOPT RESOLUTION NO. 24-30, A RESOLUTION TO ADOPT THE RULES OF THE FOWLerville VILLAGE COUNCIL AS AMENDED WHICH INCLUDES CHANGING THE MEETING SCHEDULE FROM TWO MEETINGS PER MONTH TO ONE. ROLL CALL VOTE. AYE: HEATH, HARDENBROOK, CURTIS, HELFMANN, HERNDEN, MAYHEW, AND HILL. NAY: NONE. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY CURTIS, SECOND BY MAYHEW TO APPROVE THE COMMUNITY RECREATION AGREEMENT BETWEEN THE FOWLerville COMMUNITY SCHOOLS AND THE VILLAGE OF FOWLerville, AND THE TOWNSHIPS OF IOSCO, COHOCTAH, CONWAY, AND HANDY. ROLL CALL VOTE. AYE: CURTIS, MAYHEW, HARDENBROOK, HEATH, HELFMANN, HERNDEN, AND HILL. NAY: NONE. UNANIMOUS VOTE. MOTION CARRIED.

MOTION BY HERNDEN, SECOND BY MAYHEW TO RESCIND THE TRAFFIC CONTROL ORDER THAT WAS APPROVED ON NOVEMBER 18, 2024. ROLL CALL VOTE. AYE: HERNDEN, MAYHEW, CURTIS, HARDENBROOK, HEATH, HELFMANN, AND HILL. NAY: NONE. UNANIMOUS VOTE. MOTION CARRIED.

MOTION CURTIS, SECOND HELFMANN TO ADJOURN THE VILLAGE COUNCIL MEETING AT 7:23 P.M., VOICE VOTE. MOTION CARRIED.

Jamie Hartman
Village Deputy Clerk
(2-9-25 FNV)