

**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 lien will be foreclosed by a sale of the lien 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 o'clock in the AM local time, on the 11th day of October A.D. 2023.

The amount due on the lien 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.

A notice of lien was executed on September 19, 2022 and recorded on behalf of Hometown Village of Marion Association, lienholder, on September 22, 2022 at 2022R-025354, Pages 1 - 2, in the office of the Register of Deeds for Livingston County, MI, with said lien securing six thousand five hundred sixty-four and 00/100 cents (\$6,564.00) as of the date of this notice. The property described herein is owned by Jennipher Kettlewell.

No suit or proceeding at law or in equity has been instituted to recover the debt secured by the lien or any portion thereof. By virtue of the power of sale contained in the Master Deed recorded at Liber 2812, Pages 215 - 304 of the Register of Deeds for Livingston County, MI and statutes of the State of Michigan, in such case made and provided, notice is hereby given that the lien will be foreclosed by a sale at public auction to pay the amount secured by the lien, including all costs, charges, expenses, including attorney fees, allowed by law, and also any sums which may be paid by the undersigned, necessary to protect its interest in the premises. If the Association or Sheriff cancels or rescinds the sale for any reason, the purchaser's sole remedy shall be the refund of the bid amount, plus interest. 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 aforementioned 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 owner will be held responsible to the person who buys the property at the foreclosure sale or to the lienholder for damaging the property during the redemption period.

The property to be sold is all of a certain piece or parcel of real property situated in the City of Howell, Livingston County, MI, and legally described as follows: Unit No. 109, Hometown Village of Marion, a Condominium according to the Master Deed recorded in Liber 2812, Page 215, inclusive and amendments thereto, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 198, 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. Commonly known as: 186 Penobscot Dr Howell, MI 48843 Tax ID No. 10-11-202-109

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 representative for the party foreclosing the lien at the telephone number stated in this notice.

Dated: August 29, 2023  
Hometown Village of Marion Association c/o ADAC  
P.O. BOX 806044  
St. Clair Shores, MI 48080-6044  
P: (586) 294-2322 or (866) 608-2322  
File No.: HVM-A14714A14061D186

(09-10)(10-01)  
(9-10, 9-17, 9-24 & 10-1-23 FNV)

**MORTGAGE SALE -**

Pursuant to the terms and conditions of a certain mortgage and by virtue of the power of sale contained in said mortgage, made by Dale R. Marcus and Mary E. Marcus, husband and wife, Mortgagors, to Mortgage Electronic Registration Systems, Inc. (MERS) as nominee for Freedom Mortgage Corporation, Mortgagee, dated the 4th day of May, 2021 and recorded in the office of the Register of Deeds, for The County of Livingston and State of Michigan, on the 28th day of May, 2021 in Document # 2021R-023342 said Mortgage having been assigned to Freedom Mortgage Corporation on which mortgage there is claimed to be due, at the date of this notice, the sum of Two Hundred Sixty-Nine Thousand Seven Hundred Seventeen and 88/100 (\$269,717.88).

Notice of Foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the Circuit Court Livingston County, starting promptly at 10:00 AM o'clock Local Time on the 18th day of October, 2023.

The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. The bid may include interest thereon at 2.25000 per annum and all legal costs, charges, and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises.

Which said premises are described as follows: All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the Township of Osceola, County of Livingston, State of Michigan, and described as follows, to wit: Unit 7, Whitetail Woods Site Condominium, according to the Master Deed thereof, recorded in Liber 2676, Pages 950 through 1040, Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 184, together with the rights in general common elements and limited common elements, as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended  
Commonly known as 1755 GULLEY RD., HOWELL, MI 48843

During the six (6) months immediately following the sale, the property may be redeemed, except that in the event that the property is determined to be abandoned pursuant to MCLA 600.3241a, the property may be redeemed 30 days after the foreclosure sale or when the time to provide the notice required by the statute expires, whichever is later. Pursuant to MCLA 600.3278, the mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney  
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

Dated: 09/03/2023  
Freedom Mortgage Corporation Mortgagee  
HLADIK, ONORATO & FEDERMAN, LLP  
Jonathan L. Engman (P56364)  
Attorney for Servicer  
3290 West Big Beaver Road, Suite 117  
Troy, MI 48084  
(248)362-2600  
FMC VA MARCUS - 23-01887

1508366  
(09-03)(09-24)  
(9-3, 9-10, 9-17 & 9-24-23 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 September 27, 2023. 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): Fernando A. Diaz, a married Man and Anna Grace Diaz, his 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): U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust  
Date of Mortgage: December 31, 2002  
Date of Mortgage Recording: March 10, 2003  
Amount claimed due on date of notice: \$99,322.45

Description of the mortgaged premises: Situated in Township of Genoa, Livingston County, Michigan, and described as: Part of the Northeast 1/4 of Section 1, T2N, R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 corner of said Section 1; thence along the East-West 1/4 line of said Section 1 (as previously surveyed and monumented), North 89 degrees 47 minutes 30 seconds West, 784.42 feet to the point of beginning of the parcel to be described; thence continuing along the East-West 1/4 line of said Section 1, and the Northernly line of Hacker Road, North 89 degrees 47 minutes 30 seconds West, 71.25 feet; thence North 00 degrees 00 minutes 30 seconds West, 342.40 feet; thence North 89 degrees 59 minutes 30 seconds East, 303.66 feet; thence South 00 degrees 02 minutes 01 seconds East (previously described as South 00 degrees 00 minutes 30 seconds West), 301.43 feet; thence along the Northernly line of said Hacker Road, South 79 degrees 56 minutes 30 seconds West, 236.04 feet to the point of beginning. Common street address (if any): 520 S Hacker Rd, Brighton, MI 48114-4972

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: August 27, 2023  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1507017  
(08-27)(09-17)  
(8-27, 9-3, 9-10 & 9-17-23 FNV)

**WEBBERVILLE  
COMMUNITY SCHOOLS**

Webberville Community Schools is seeking an energetic, positive individual to supervise the evening shift for the Spartan Center Fitness Facility. This individual will supervise and monitor individuals using the fitness facility between 3 and 9 PM on weekdays. The job also consists of some administrative work to support the athletic department and light cleaning of the facility. Interested parties should send an email to [jobs@webbervilleschools.org](mailto:jobs@webbervilleschools.org) or contact 517-521-3422 for a copy of the job posting or to apply.

(9-17-23 FNV)

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Name(s) of the mortgagor(s): William J. Nippa a single 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): Nationstar Mortgage LLC

Date of Mortgage: July 9, 2006

Date of Mortgage Recording: July 21, 2009

Amount claimed due on date of notice: \$41,547.50

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: Lot 54 of ORE LAKE HEIGHTS SUBDIVISION, according to the plat thereof, recorded in Liber 2 of Plats, page 65, Livingston County Records

Common street address (if any): 8086 Halfway Dr, Brighton, MI 48116-5168

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: September 10, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1508651

(09-10)(10-01)

(9-10, 9-17, 9-24, 10-1-23 FNV)

**NOTICE OF FORECLOSURE  
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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 9/27/2023. 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.

Names of Mortgagor(s): Shawn Motyka and Julie Motyka.

Original mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Plaza Home Mortgage, Inc.

Date of mortgage: 5/18/2018.

Mortgage recorded on 6/4/2018 as Document No. 2018R-014598.

Foreclosing Assignee (if any): Wilmington Savings Fund Society, FSB, as Trustee of Wampus Mortgage Loan Trust.

Amount claimed to be due at the date hereof: \$325,352.99.

Mortgaged premises: Situated in Livingston County, and described as: LAND SITUATED IN THE TOWNSHIP OF MARION, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 4 EAST, MARION TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST ALONG THE CENTERLINE OF BENTLEY LAKE ROAD RIGHT-OF-WAY (66 FOOT WIDE), SAID CENTERLINE ALSO BEING THE WEST LINE OF SECTION 34, 450.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 40 SECONDS WEST ALONG SAID CENTERLINE AND WEST LINE, 156.61 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 46 SECONDS EAST, 589.41 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST, 156.61 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 46 SECONDS WEST, 589.33 FEET TO THE POINT OF BEGINNING. Commonly known as 5389 Bentley Lake Rd, Howell, MI 48843.

The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be 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.

Date of Notice: 08/27/2023.

Codilis & Moody, P.C. 15W030 North Frontage Road, Suite 100 Burr Ridge, IL 60527

(313) 536-2500

C&M File 23-23-00158

(8-27, 9-3, 9-10, 9-17-23 FNV)

**NOTICE OF FORECLOSURE  
BY ADVERTISEMENT**

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Names of Mortgagor(s): Ruth A. Beardsley and Robert J Beardsley.

Original mortgagee: CitiFinancial, Inc.

Date of mortgage: 3/21/2008.

Mortgage recorded on 3/26/2008 as Document No. 2008R-008602.

Foreclosing Assignee (if any): Wilmington Savings Fund Society, FSB not individually, but solely as trustee for Residential Mortgage Aggregation Trust.

Amount claimed to be due at the date hereof: \$44,539.65.

Mortgaged premises: Situated in Livingston County, and described as: PROPERTY LOCATED IN THE COUNTY LIVINGSTON, STATE OF MICHIGAN AND ALL THE FOLLOWING DESCRIBED PREMISES: PARCEL II, LAND IN THE SOUTHEAST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 6 EAST, GREEN OAK TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2, THENCE NORTH 00 DEGREES 12 MINUTES 20 SECONDS WEST 1377.79 FEET ALONG THE EAST LINE OF SAID SECTION AND THE CENTERLINE OF KENSINGTON, THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST 657.72 FEET ALONG THE CENTERLINE OF SUTHERLAND ROAD TO THE POINT OF BEGINNING; THENCE 394.36 FEET; THENCE SOUTH 80 DEGREES 29 MINUTES 45 SECONDS WEST 216.83 FEET; THENCE NORTH 429.05 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS EAST 213.86 FEET ALONG THE CENTERLINE OF SUTHERLAND ROAD TO THE POINT OF BEGINNING. BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY QUIT CLAIM FROM ROBERT J. BEARDSLEY, A MARRIED MAN TO ROBERT J. BEARDSLEY AND RUTH A. BEARDSLEY HUSBAND AND WIFE TENANCY BY ENTIRETY, DATED 12/31/2005 RECORDED ON 01/20/2006 IN LIBER 5020, PAGE 286 IN LIVINGSTON COUNTY RECORDS, STATE OF MI. ALSO BEING THE SAME FEE SIMPLE PROPERTY AS WAS CONVEYED BY QUIT CLAIM DEED FROM JOHN WILLIAM BEARDSLEY AND GERALDINE MARIE BEARDSLEY, HUSBAND AND WIFE TO ROBERT J. BEARDSLEY AND RUTH A. BEARDSLEY, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY, DATED 12/06/2005 AND RECORDED 12/20/2006 IN LIBER 5020, PAGE 285. Commonly known as 12900 Sutherland Rd, Brighton, MI 48116.

The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be 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.

Date of Notice: 08/27/2023.

Codilis & Moody, P.C. 15W030

North Frontage Road, Suite 100 Burr Ridge, IL 60527

(313) 536-2500

C&M File 23-23-00023

(08-27)(09-17)

(8-27, 9-3, 9-10, 9-17-23 FNV)

#### NOTICE OF MORTGAGE FORECLOSURE SALE

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 October 11, 2023. The amount due on the Mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a Mortgage made by Karen Spitler to First National Home Mortgage dated August 24, 2018 and recorded August 31, 2018 as Instrument No. 2018R-023418, Livingston County, Michigan. Said Mortgage is now held by Citizens Bank NA f/k/a RBS Citizens NA by assignment and/or merger. There is claimed to be due at the date hereof the sum of \$115,594.71.

Said premises are located in Livingston County, Michigan and are described as: The land referred to in this exhibit, The following described premises situated in the Township of Conway, County of Livingston and State of Michigan, and particularly described as follows: The South 1/2 of the West 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 17, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan. More commonly known as: 10984 Bell Oak Rd., Webberville, MI 48892

Tax Parcel No.: 4701-17-300-003

Said property is commonly known as 10984 Bell Oak Rd, Webberville, MI 48892.

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply:

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 COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

Dated: August 22, 2023

Attorney for the party foreclosing the Mortgage:

Thomas E. McDonald (P39312)

Brock & Scott, PLLC

5431 Oleander Drive

Wilmington, NC 28403

PHONE: (844) 856-6646

File No. 23-20014

(08-27)(09-17)

(8-27, 9-3, 9-10 & 9-17-23 FNV)

#### FORECLOSURE NOTICE NOTICE OF SALE

TO ALL PURCHASERS - A lien has been recorded on behalf of Hidden Creek of Ocoola Condominium Association. The lien was executed on March 3, 2023 and recorded on March 8, 2023, as Instrument 2023R-003734, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Two Thousand Nine Hundred and Sixty Two Dollars and Ninety-Six Cents (\$2,962.96). 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, September 27, 2023, 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 Melissa Mousel, and is situated in the Township of Ocoola, County of Livingston, State of Michigan, and is legally described as follows: Unit 3, of Hidden Creek, a Condominium according to the Master Deed recorded in Liber 4048, Page 0550 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 278. Sidwell No. 07-28-301-003 Commonly known as: 4026 Hidden Trail, 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: August 15, 2023

Hidden Creek of Ocoola Condominium Association  
c/o Makower Abbate Guerra Wegner Vollmer PLLC

Sarah R. Karl

30140 Orchard Lake Road

Farmington Hills, MI 48334

248 671 0140

(08-20)(09-17)

(8-20, 8-27, 9-3, 9-10 & 9-17-23 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 October 18, 2023. 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 Elizabeth Jobe and Jay Smela, wife and husband, whose address is 4101 Nicholson Road, Fowlerville, MI 48836, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, being a mortgage dated September 25, 2020, and recorded on September 30, 2020 with Document Number 2020R-034297, Livingston County Records, State of Michigan and assigned through mesne assignments by said mortgagee to NewRez LLC d/b/a Shellpoint Mortgage Servicing, as assignee as documented by an assignment dated August 29, 2023 and recorded on September 1, 2023 and given document number 2023R-016397 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of FOUR HUNDRED TWENTY THOUSAND SEVEN HUNDRED SEVENTY-TWO AND 85/100 DOLLARS (\$420,772.85).

Said premises are situated in the Township of Handy, County of Livingston, State of Michigan, and are described as: Part of the Southeast 1/4 of Section 8, Town 3 North, Range 3 East, Handy Township, Livingston County, Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point on the East line of said Section 8 and the centerline of Nicholson Road, said point being distant South 00 degrees 02 minutes 15 seconds East 2333.51 feet along the East line of Section 8 and the centerline of Nicholson Road, from the East 1/4 corner of Section 8; proceeding thence from said point of beginning, South 00 degrees 02 minutes 15 seconds East 33.01 feet along the East line of Section 8 and the centerline of Nicholson Road; thence North 88 degrees 22 minutes 00 seconds West 280.00 feet; thence South 00 degrees 02 minutes 15 seconds East 304.07 feet; thence North 88 degrees 21 minutes 00 seconds West 548.23 feet along the Northerly right of way line of the CSX Transportation Railroad; thence North 00 degrees 04 minutes 28 seconds East 704.96 feet; thence South 88 degrees 21 minutes 00 seconds East 546.86 feet; thence South 00 degrees 02 minutes 15 seconds East 367.92 feet; thence South 88 degrees 21 minutes 00 seconds East 280.00 feet to the point of beginning. Street Address: 4101 Nicholson Road, Fowlerville, MI 48836

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 Judicature 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: September 17, 2023

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 23 5187

(09-17)(10-08)

(9-17, 9-24, 10-1, 10-8-23 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 September 27, 2023. 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 Zsuzsi A. McDonald and Michael J. McDonald, wife and husband, whose address is 4861 N. Latson Road, Howell, Michigan 48855, as original Mortgagors, to Coldwell Banker Mortgage, being a mortgage dated June 4, 2004, and recorded on July 15, 2004 in Liber 4517 Page 0658, Livingston County Records, State of Michigan and then assigned through mesne assignments to Barclays Mortgage Trust 2022-RPL1, Mortgage-Backed Securities, Series 2022-RPL1, by U.S. Bank National Association, as Indenture Trustee, as assignee as documented by an assignment dated January 10, 2023 and recorded on January 11, 2023 and given document number 2023R-000606 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of TWO HUNDRED SEVENTY-TWO THOUSAND NINE HUNDRED FOURTEEN AND 49/100 DOLLARS (\$272,914.49).

Said premises are situated in the Township of Oceola, County of Livingston, State of Michigan, and are described as: Part of the Northeast 1/4 of Section 8, Town 3 North, Range 5 East, Oceola Township, Livingston County, Michigan, described as follows: Beginning at a point on the centerline of Latson Road and the East Section line, due South 840.12 feet from the Northeast corner of said Section 8, running thence due South, 170.00 feet along the centerline of Latson Road and the East Section line; thence North 89 degrees 14 minutes 56 seconds West, 291.00 feet; thence North 23 degrees 37 minutes 38 seconds West, 186.62 feet along the centerline of a 66 foot wide driveway Easement, thence South 89 degrees 14 minutes 56 seconds East, 365.80 feet to the point of beginning. Subject to and including the use of a 66 foot wide driveway easement, the centerline of said easement being described as follows: beginning at a point on the centerline of Latson Road and the East Section line, due South, 1043.12 feet, from the Northeast corner of said Section 8; running thence North 89 degrees 14 minutes 56 seconds West, 276.52 feet; thence North 23 degrees 37 minutes 38 seconds West, 181.14 feet; thence South 74 degrees 35 minutes 42 seconds West, 250.98 feet, all along the centerline of said 66 foot wide driveway easement to the end of said driveway. Street Address: 4861 N. Latson Road, Howell, Michigan 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 Judicature 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: August 27, 2023

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 23 5175

(08-27)(09-17)

(8-27, 9-3, 9-10, 9-17-23 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 October 04, 2023. 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): William Mathew Pickering a/k/a William M. Pickering, single man

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

**Date of mortgage:** March 4, 2020

**Recorded on** March 18, 2020, in Document No. 2020R-008367, **Foreclosing Assignee (if any):** The Huntington National Bank

**Amount claimed to be due at the date hereof:** One Hundred Sixty-Three Thousand Five Hundred Two and 56/100 Dollars (\$163,502.56)

**Mortgaged premises:** Situated in Livingston County, and described as: Unit(s) 75 of HERITAGE MEADOWS OF HARTLAND, a Condominium according to the Master Deed thereof recorded in Liber 2430, Page 409 of Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 150, 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 3981, Page 86 and as described in Act 59 of the Public Acts of Michigan of 1978, as amended. Commonly known as 11360 Matthew Ln, Hartland, MI 48353

The redemption period will be 6 months 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.

The Huntington National Bank Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1507725  
(08-27)(09-17)

(8-27, 9-3, 9-10 & 9-17-23 FNV)

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on SEPTEMBER 27, 2023. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a mortgage made by Marlene J. Bellenir, surviving spouse not since remarried, to PNC Bank, N. A., Mortgagee, dated May 8, 2018 and recorded May 15, 2018 in Instrument Number 2018R-012925 Livingston County Records, Michigan. Said mortgage is now held by The Huntington National Bank, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Eighty-Seven Thousand Three Hundred Thirty and 60/100 Dollars (\$187,330.60). Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on SEPTEMBER 27, 2023.

Said premises are located in the Township of Marion, Livingston County Michigan, and are described as: UNIT 12, "ROLLING ACRES ESTATES CONDOMINIUM", ACCORDING TO THE MASTER DEED RECORDED IN LIBER 2144, PAGES 216 THROUGH 285, INCLUSIVE, LIVINGSTON COUNTY RECORDS, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 110, TOGETHER WITH RIGHTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, AS SET FORTH IN THE ABOVE MASTER DEED (AND AMENDMENTS THERETO) AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. BEING THE SAME PROPERTY AS CONVEYED FROM RALPH J. RAFALSKI AND KAREN M. RAFALSKI, HUSBAND AND WIFE TO ROBERT G. BELLENIR AND MARLENE J. BELLENIR, HUSBAND AND WIFE AS DESCRIBED IN WARRANTY DEED, LIBER 4595 PAGE 84, DATED 09/17/2004, RECORDED 10/05/2004, IN LIVINGSTON COUNTY RECORDS. 5675 Carter Ct, Unit 12, Howell, Michigan 48843

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

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

Dated: August 27, 2023

File No. 23-007277

Firm Name: Orleans PC

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

Firm Phone Number: (248) 502.1400

(08-27)(09-17)

(8-27, 9-3, 9-10, 9-17-23 FNV)

**MORTGAGE FORECLOSURE 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 October 25, 2023.

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.

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.

Angela Conklin, married woman, ("Mortgagor"), gave a mortgage to Community Financial Credit Union, ("Mortgagee"), dated January 8, 2021, and recorded on January 21, 2021, in Instrument No. 2021R-003076, Livingston County Records, Michigan. On the date of this notice, there is claimed to be due the principal of Five Hundred Thirty-Eight Thousand Seven Hundred Forty-Three and 66/100 Dollars (\$538,743.66) plus accrued interest at 2.75% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at the place of holding in the circuit court within Livingston County, Michigan @ 10:00 A.M. on Wednesday, October 25, 2023.

Said premises are situated in the Township of Genoa, Livingston County, Michigan, and are described as: Unit 16, Copperleaf Condominium, according to the Master Deed recorded in Liber 3974, Page 677, Livingston County Records and amendments thereto, if any, and designated as Livingston County Condominium Subdivision Plan No. 274, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 229 of the Public Acts of 1963, as amended, and/or in Act 59 of the Public Acts of 1978, as amended. Commonly: 5641 Ciderberry Drive Brighton, MI 48116—Tax Id #4711-34-402-016

The redemption period shall be six months from the date of such sale unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at a foreclosure sale, under Section 600.3278 of the Michigan Compiled Laws, the Mortgagor will be held responsible to the person who buys the property at the mortgage foreclosure or to the mortgage holder for damaging the property during the redemption period.

Dated: September 17, 2023

Community Financial Credit Union, Mortgagee  
Holzman Law, PLLC

By: Charles J. Holzman Attorney for Mortgagee  
28366 Franklin Road  
Southfield, Michigan 48034  
(248)352-4340

(09-17)(10-15)

(9-17, 9-24, 10-1, 10-8 & 10-15-23 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 October 18, 2023. 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 J. Libtow, Jr., an Unamrried Man Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Ross Mortgage Corporation, its successors and assigns Foreclosing Assignee (if any): Planet Home Lending, LLC

Date of Mortgage: August 21, 2019

Date of Mortgage Recording: August 30, 2019

Amount claimed due on mortgage on the date of notice: \$198,009.77

Description of the mortgaged premises: Situated in the Township of Iosco, Livingston County, Michigan, and are described as: Commencing at the East quarter corner of Section 20, Town 2 North, Range 3 East, thence North 88 degrees 28 minutes 10 seconds West 1,320.19 feet; thence South 00 degrees 13 minutes 45 seconds West 2,657.65 feet; thence South 88 degrees 32 minutes 03 seconds East 6.80 feet to the center line of Bradley Road, thence North 00 degrees 05 minutes 00 seconds West 531.31 feet to the point of beginning; thence North 88 degrees 32 minutes 03 seconds West 1,295.70 feet; thence North 00 degrees 46 minutes 41 seconds East 360.12 feet; thence South 88 degrees 48 minutes 54 seconds East 1,291.19 feet; thence South 00 degrees 05 minutes 00 seconds West 366.53 feet to the point of beginning. Commonly Known as: 3900 Bradley Rd., Webberville, MI 48892

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale, or upon the expiration of the notice required by MCL 600.3241a(c), whichever is later; or unless MCL 600.3240(16) applies. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention Purchaser: This sale may be rescinded by the foreclosing mortgagee for any reason. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest, and the purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. This notice is from a debt collector.

Date of notice: 09/17/2023

Potestivo & Associates, P.C.

251 Diversion Street, Rochester, MI 48307

248-853-4400

317836

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 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 October 25, 2023. 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): Garrett J. Gailitis and Katie J. Gailitis, 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): Lakeview Loan Servicing, LLC

Date of Mortgage: August 10, 2012

Date of Mortgage Recording: August 21, 2012

Amount claimed due on date of notice: \$109,840.40

Description of the mortgaged premises: Situated in Township of Putnam, Livingston County, Michigan, and described as: Lot 38, Village Edge, filed in Plat Liber 33, Page 16.

Common street address (if any): 729 Cricket Xing, Pinckney, MI 48169-8019

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: September 17, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1509402

(09-17)(10-08)

(9-17, 9-24, 10-1, 10-8-23 FNV)

**NOTICE OF MORTGAGE FORECLOSURE SALE**

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.

ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to return of the bid amount tendered at sale, plus interest.

**NOTICE OF FORECLOSURE BY ADVERTISEMENT:** Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA236, 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 November 15, 2023.

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 SALE:** Default has been made in the conditions of a mortgage made by Kenneth Berry and Margaret Berry, the Mortgagor(s), and First Franklin Financial Corporation, the original Mortgagee, dated October 29, 2004, and recorded on November 5, 2004, in Liber 4627, on Page 622, in Livingston County Records, Michigan, and last assigned to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated August 23, 2023, and recorded on August 31, 2023, as Instrument No. 2023R-016279, in Livingston County Records, Michigan, on which mortgage there is claimed to be due and owing as of the date of this Notice, the sum of Two Hundred Eighteen Thousand Seven Hundred Forty Six and 56/100 U.S. Dollars (\$218,746.56). Said premise is situated at 2656 Canfield Trail, Brighton, Michigan 48114, in the Township of Genoa, Livingston County, Michigan, and is described as: LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS: LOT(S) 32 OF GRANDBEACH SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 11 OF PLATS, PAGE(S) 17 OF LIVINGSTON COUNTY RECORDS.

The redemption period shall be six (6) months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. Pursuant to Chapter 32 of the Revised Judiciary Act of 1961, if the property is sold at foreclosure sale the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder under MCLA 600.3278 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.

Dated: 09/06/2023

For More Information, please call:

Quintairos, Prieto, Wood & Boyer, P.A.

Attorneys for Servicer

255 South Orange Avenue, Suite 900

Orlando, Florida 32801

(855) 287-0240

Matter No. MI-003339-23

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 FNV)

**FORECLOSURE NOTICE**

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised 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, October 18, 2023. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a certain mortgage made by Gerald Tilles and Catherine Tilles, husband and wife to Wells Fargo Bank N.A., Mortgagee, dated February 15, 2006, and recorded on March 3, 2006, in Liber 5047, Page 990, Livingston County Records, said mortgage was assigned to J.P. Morgan Mortgage Acquisition Trust 2006-WF1, U.S. Bank National Association, as Trustee by an Assignment of Mortgage dated August 29, 2013 and recorded September 06, 2013 by Document Number: 2013R-035104, on which mortgage there is claimed to be due at the date hereof the sum of Three Hundred Fifty-Eight Thousand Three Hundred One and 30/100 (\$358,301.30) including interest at the rate of 5.50000% per annum.

Said premises are situated in the Township of GENOA, Livingston County, Michigan, and are described as: The Land Referred To In This Commitment Is Located In The Township Of Geona, Livingston County, State Of Michigan And is Described As Follows: Lot 10, Walnut Hills Subdivision, According To The Plat Thereof As Recorded In Plat Liber 27, Pages 29 Through 32, Livingston County, Records Commonly known as: 5010 WALNUT HILLS DR, GENOA, MI 48116

If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

**TO ALL PURCHASERS:** The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: September 17, 2023

Randall S. Miller & Associates, P.C.

Attorneys for J.P. Morgan Mortgage Acquisition Trust 2006-WF1, U.S. Bank National Association, as Trustee

43252 Woodward Avenue, Suite 180,

Bloomfield Hills, MI 48302,

(248) 335-9200

Hours: 9:00 a.m. - 5:00 p.m.

Case No. 23MI00518-1

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 FNV)

**STATE OF MICHIGAN  
JUDICIAL DISTRICT  
44TH JUDICIAL CIRCUIT  
COUNTY PROBATE**

**ORDER FOR SERVICE BY  
PUBLICATION/POSTING AND  
NOTICE OF ACTION**

CASE NO. AND JUDGE  
23-31947-CH Judge Geddis P-35307

Court address and telephone no.

204 S. Highlander Way Ste. 5,

Howell, Michigan 48843-2073

(517) 546-9816

Plaintiff name(s), address(es), and telephone no(s)

Lakeview Loan Servicing, LLC

Plaintiff's attorney, bar no., address, and telephone no.  
Trott Law P.C.

By: Aaron F. Bayliss (P78234)

31440 Northwestern Hwy., Ste. 145

Farmington Hills, MI 48834

248.579.8704 T#391421L06

V

Defendent name(s), address(es), and telephone no(s).

Unknown Heirs, Devisees or Assignees of Robert

McMacken

TO: Unknown Heirs, Devisees or Assignees of Robert

McMacken

**IT IS ORDERED:**

1. You are being sued in this court by the plaintiff to quiet title as to property located at 11669 Patterson Lake Dr., Pinckney, MI 48169. You must file your answer or take other action permitted by law in this court at the court address above on or before 28 days after the date of last publication. If you fail to do so, a default judgment may be entered against you for the relief demanded in the complaint filed in this court.
2. A copy of this order shall be published once each week in a newspaper that publishes in Livingston County for  three consecutive weeks, and proof of publication shall be filed in this court.
3. Plaintiff shall post a copy of this order in the courthouse, and at tacking at house for  three continuous weeks, and shall file proof of posting in this court.

Date: 8/25/23

Judge: L. S. Geddis P35307

1508993

(9-17, 9-24 & 10-1-23 FNV)