

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 judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on April 2, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): James Hussey, a single man

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

Foreclosing Assignee (if any): NewRez LLC d/b/a Shellpoint Mortgage Servicing

Date of Mortgage: August 22, 2020

Date of Mortgage Recording: October 20, 2020

Amount claimed due on date of notice: \$231,202.43

Description of the mortgaged premises: Situated in Township of Handy, Livingston County, Michigan, and described as: Unit No. 211, Red Cedar Crossing, a Condominium according to the Master Deed recorded in Liber 4533, Page 924, inclusive and amendments thereto, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 311, 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.

Common street address (if any): 8598 Pinnebog River Dr, Fowlerville, MI 48836-8628

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

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

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

This notice is from a debt collector.

Date of notice: March 2, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1553931

(03-02)(03-23)

(3-2, 3-9, 3-16 & 3-23-25 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 April 2, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): David Wilhelm, a married man

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

Foreclosing Assignee (if any): PHH Mortgage Corporation, successor by merger to Ocwen Loan Servicing, LLC

Date of Mortgage: October 16, 2018

Date of Mortgage Recording: October 23, 2018

Amount claimed due on date of notice: \$199,839.49

Description of the mortgaged premises: Situated in Township of Tyrone, Livingston County, Michigan, and described as: Part of the East 1/2 of the Northeast 1/4 of Section 15, Town 4 North, Range 6 East, Tyrone Township, Livingston County, Michigan, described as: Beginning at a point on the Section line South 00 degrees 57 minutes West 918.31 feet from the Northeast corner of said Section 15; thence along the section line South 00 degrees 57 minutes West 176.00 feet; thence South 89 degrees 20 minutes 20 seconds West 200.00 feet; thence North 00 degrees 57 minutes East, 176.00 feet; thence North 89 degrees 20 minutes 20 seconds East 200.00 feet to the Point Of Beginning.

Common street address (if any): 9417 Mabley Hill Rd, Fenton, MI 48430-9503

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

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

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

This notice is from a debt collector.

Date of notice: March 2, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1553947

(03-02)(03-23)

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

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on APRIL 2, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a mortgage made by Nicole Wordelman, an unmarried woman, to Mortgage Electronic Registration Systems, Inc., as nominee for Ownit Mortgage Solutions, Inc., its successors and assigns, Mortgagee, dated July 25, 2006 and recorded August 8, 2006 in Instrument Number 2006R-015040 Livingston County Records, Michigan. Said mortgage is now held by US BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE, TO BANK OF AMERICA, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE NATIONAL ASSOCIATION, AS TRUSTEE FOR OWNIT MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-7, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Eight Thousand Three Hundred Seventy-Two and 39/100 Dollars (\$108,372.39). 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 APRIL 2, 2025.

Said premises are located in the City of Howell, Livingston County Michigan, and are described as:

Lot 55 of ASSESSOR'S PLAT NO. 1, CITY OF HOWELL, according to the plat thereof, recorded in Liber 3 of Plats, page 39, Livingston County Records.

121 Jewett St, 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: March 2, 2025

File No. 25-001774

Firm Name: Orleans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(03-02)(03-23)

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

**IOSCO TOWNSHIP
NOTICE OF SPECIAL
BOARD MEETING
2025-2026 BUDGET
MARCH 25, 2025**

There will be a Special Board Meeting on March 25th, 2025 at 7:00 P.M., at the Iosco Township Hall, 2050 Bradley Rd., Webberville, MI, 48892. **The property tax millage rate proposed to be levied to support the proposed budget will be the subject of this meeting** along with the proposed Township Annual Budget for the upcoming 2024-2025 fiscal year. Public input is welcome; the budget will be voted on at this meeting as well. Copies of the proposed budget will be available for viewing at the Township Hall during regular business hours on Wednesday and Thursday afternoons, from 1:00 to 5:00 P.M., or at the Special Board Meeting. Written comments must be received by Julie Dailey, Clerk, at the Township Office on or Before March 20th, 2025.

Persons with disabilities or hearing impairment need to contact the Township, in writing at least 1 week prior to the meeting, so that accommodations can be made to allow them to participate in the budget hearing.

Julie Dailey
Iosco Township Clerk
(3-16-25 FNV)

**NOTICE LEROY TOWNSHIP
PUBLIC HEARING
March 26, 2025**

The Leroy Township Board will hold a public hearing on the proposed township budget for fiscal year 2025-2026 on Wednesday, March 26, 2025 at 10:00 a.m. in the Leroy Township Hall, 1685 N. M-52, Webberville, MI. **The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.** A copy of the proposed budget will be available for review during regular office business hours: Tuesday, Wednesday and Friday from 10:00 a.m. to 4:00 p.m.

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meeting Act), MCLA 41.72a (2) (3).

Gina Whitehead
Leroy Township Clerk
(3-16 & 3-23-25 FNV)

**PUBLIC NOTICE
FOR RESIDENTS OF
HANDY TOWNSHIP
PUBLIC ACCURACY TEST
WEBBERVILLE SCHOOLS
SPECIAL ELECTION**

NOTICE IS HEREBY GIVEN that the Public Accuracy Test for the Tuesday, May 6, 2025 Webberville School Election has been scheduled for Wednesday, March 26, 2025, at 1:30 p.m., at the HANDY TOWNSHIP VOTING CENTER, 6520 Grand River, Fowlerville. The public is welcome to attend.

Laura A. Eisele
Handy Township Clerk
(3-16 & 3-23-25 FNV)

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

A lien has been recorded on behalf of Lakeshore Pointe Homeowners Association. The lien was executed on October 23, 2024 and recorded on October 25, 2024, as Instrument 2024R-019487, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Two Hundred and Ninety-Eight Dollars and Sixteen Cents (\$3,298.16).

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 judiciary act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the main entrance of the Judicial Center located in Howell, Michigan (that being the place of holding the Circuit Court for said County), on Wednesday, April 23, 2025, at 10:00am, 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 John P. Parks, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 222, of Lakeshore Pointe Condominium, a Condominium according to the Amended and Restated Master Deed recorded in Instrument No. 2010R-002745, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 75. Sidwell No. 4707-31-402-222

Commonly known as: 2568 Hilltop Lane, 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: March 6, 2025
Lakeshore Pointe Homeowners Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Evan M. Alexander
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(03-16)(04-13)

(3-16, 3-23, 3-30, 4-6 & 4-13-25 FNV)

**NOTICE TO CREDITORS
Decedent's Trust**

The Melvin and Patricia Mast Trust dated August 10, 2012

NOTICE TO CREDITORS: Patricia A. Mast died on August 26, 2014. Melvin F. Mast died on January 16, 2025.

Creditors of the Melvin and Patricia Mast Trust are notified that all claims against the Patricia A. Mast, Melvin F. Mast and/or the Melvin and Patricia Mast Trust will be forever barred unless presented to Michael J. Mast, Successor Trustee, c/o 704 E. Grand River, Howell, Michigan 48844-0888, within 4 months after the date of publication of this notice.

Date: February 23, 2025

Attorney for Trustee:
Tara A. Pearson, Law Offices of Parker and Parker
704 E. Grand River, P.O. Box 888
Howell, Michigan 48844-0888; (517) 546-4864

Trustee:
Michael J. Mast
c/o 704 E. Grand River, P.O. Box 888
Howell, Michigan 48844-0888; (517) 546-4864

(3-16-25 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, April 16, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a certain mortgage made by Matthew Evans And Carolyn Evans, Husband And Wife, Joint Tenants to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Highlands Residential Mortgage, LTD, Mortgagee, dated July 23, 2020, and recorded on August 5, 2020, as Document Number: 2020R-026007, Livingston County Records, said mortgage was assigned to Fifth Third Bank N.A. by an Assignment of Mortgage dated April 10, 2024 and recorded April 11, 2024 by Document Number: 2024R-006179, on which mortgage there is claimed to be due at the date hereof the sum of Four Hundred Sixty Thousand Two Hundred Eighty-Seven and 04/100 (\$460,287.04) including interest at the rate of 3.37500% per annum.

Said premises are situated in the Township of GREEN OAK, Livingston County, Michigan, and are described as: Unit No. 35, Huron Pines, according to the Master Deed recorded in Instrument No. 2006R-014697, as amended, and designated as Living County Condominium Subdivision Plan No.361, 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. Commonly known as: 10025 ROLLING PINES DR, BRIGHTON, 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: March 16, 2025
Randall S. Miller & Associates, P.C.
Attorneys for Fifth Third Bank N.A.
43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200
Hours: 9:00 a.m. - 5:00 p.m.
Case No. 24MI00418-2

(03-16)(04-06)

(3-16, 3-23, 3-30 & 4-6-25 FNV)

**NOTICE TO THE CREDITORS OF
DECEDENT'S TRUST:**

Decedent/settlor, Lois E. Ellis, date of birth May 25, 1933, who died February 11, 2025, in Livingston County. No probate estate is currently anticipated for the decedent.

Creditors of the decedent are notified that all claims against the Lois E. Ellis Revocable Trust dated August 27, 2003, as amended November 15, 2005, and restated October 14, 2008, and further amended November 14, 2012, and February 21, 2018, will be forever barred unless presented to Greenleaf Trust, Successor Trustee of Lois E. Ellis Trust, within four months after the date of publication of this notice.

Dated: March 14, 2025
Successor Trustee:
Greenleaf Trust
211 S. Rose Street
Kalamazoo, MI 49007
(269) 388-9800

(03-16)

(3-16-25 FNV)

**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 (at the main entrance of the Judicial Center, 204 S. Highlander Way in the City of Howell, Livingston County, Michigan), starting promptly at 10:00 o'clock A.M. on Wednesday, March 26, 2025.

Default has been made in the terms and conditions of the junior mortgage made by Thomas F. Choate and Katharine A. Choate, husband and wife, as original mortgagors, to First National Bank in Howell, as original mortgagee, dated March 17, 2017, and recorded on March 28, 2017, at the Livingston County, Michigan Register of Deeds, in Instrument No. 2017R-008812, which mortgage was modified by a recorded Modification of Mortgage and is now held by Bank of Ann Arbor, successor in interest by merger to First National Bank in Howell.

The amount claimed to be due on this mortgage, on the date of this notice, was \$203,352.62. 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 description of the mortgaged premises is all that certain piece or parcel of land situated in the Township of Brighton, in the County of Livingston and State of Michigan further described as follows: Unit 60, of The Dominion, a condominium according to the Master Deed recorded in Liber 2481, pages 694 through 746 inclusive, and Re-Stated and Amended in Liber 4055, pages 736 through 811, and any amendments thereto, Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 161, and any amendments thereto, together with an undivided interest in the general common elements and limited common elements as set forth in the above described Master Deed in Act 59 of the Public Acts of 1978, as amended.

Commonly known as: 9219 Northpointe Ridge, Brighton, MI

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 thirty (30) days from the date of such sale or when the time to provide the notice required by MCLA 600.3241a(c) expires, whichever is later or unless the redemption period is shortened in accordance with MCLA 600.3238. If the property is sold at a foreclosure sale, under MCLA 600.3278, the borrower and mortgagor will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

Attention Purchasers: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest. Shaheen, Jacobs & Ross, P.C. is a debt collector attempting to collect this debt and any information obtained will be used for that purpose.

Dated: February 19, 2025

Bank of Ann Arbor

Mortgagee
SHAHEEN, JACOBS & ROSS, P.C.
By: Eric J. Carmichael, Esq. Attorneys for Mortgagee
615 Griswold St., Suite 1425
Detroit, Michigan 48226-3993
(313) 963-1301

(02-23)(03-16)

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

517-223-8760
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Fowlerville, MI 48836



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fowlervillenews@gmail.com

“Serving the Local Communities”

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on April 16, 2025. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Robert Lloyd Allbright, a single man

Original Mortgagee: Vertical Lend Inc.

Foreclosing Assignee (if any): Mortgage Assets Management, LLC

Date of Mortgage: June 25, 2007

Date of Mortgage Recording: July 6, 2007

Amount claimed due on date of notice: \$197,467.79

Description of the mortgaged premises: Situated in City of Howell, Livingston County, Michigan, and described as: Lot 2 of Assessor's Plat Number 6 as recorded in Liber 4 of Plats, Page 34, Livingston County Records Common street address (if any): 502 S Walnut St, Howell, MI 48843-2231

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

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

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

This notice is from a debt collector.

Date of notice: March 16, 2025

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

1555275
(03-16)(04-06)

(3-16, 3-23, 3-30 & 4-6-25 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 26, 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): David M. Raubacher aka David Raubacher, a married man

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

Foreclosing Assignee (if any): Freedom Mortgage Corporation

Date of Mortgage: June 6, 2014

Date of Mortgage Recording: June 13, 2014

Amount claimed due on date of notice: \$139,088.72

Description of the mortgaged premises: Situated in Township of Oceola, Livingston County, Michigan, and described as: Unit 96 of HIDDEN CREEK, a condominium according to the Master Deed thereof, recorded in Liber 4048, pages 550 through 636, Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 278, and all recorded amendments thereof, together with the rights in general common elements and limited common elements, as set forth in said Master Deed, as amended and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 4206 Sonata Dr, Howell, MI 48843-5204

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 23, 2025

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

1553709
(02-23)(03-16)

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

SHORT FORECLOSURE NOTICE - LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on March 26, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

MORTGAGE: Mortgagor(s): Thomas James Hanson, a single man

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

Date of mortgage: December 29, 2021

Recorded on January 19, 2022, in Document No. 2022R-002086,

Foreclosing Assignee (if any): NewRez LLC d/b/a Shellpoint Mortgage Servicing

Amount claimed to be due at the date hereof: Two Hundred Forty-Eight Thousand Six Hundred Fifty-Nine and 01/100 Dollars (\$248,659.01)

Mortgaged premises: Situated in Livingston County, and described as: Lot(s) 38 of PARKLAND MANOR 2, according to the plat thereof recorded in Liber 10 of Plats, Page 49 of Livingston County Records. Commonly known as 10088 Sonora Dr, Fenton, MI 48430

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

NewRez LLC d/b/a Shellpoint Mortgage Servicing Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1553867
(02-23)(03-16)

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

Webberville Community Schools is currently seeking bids for:

Lawn care, trimming, and weed control for the 2025 mowing season

To submit a bid, question, or to schedule a site review please contact:

Andrew Smith
Superintendent
Webberville Community Schools
AnSmith@webbervilleschools.org
517-897-2437

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

NOTICE CONWAY TOWNSHIP PUBLIC HEARING MARCH 18TH, 2025

The Conway Township Board will hold a public hearing on the proposed township budget for fiscal year 2025/2026 at the Conway Township Hall, 8015 N Fowlerville Rd, Fowlerville, Michigan 48836, (517) 223-0358, on Tuesday March 18th, 2025, at 7:00pm. **The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.** A copy of the proposed budget will be available for public inspection at the Conway Township Hall on March 12th, 2025, during regular business hours.

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meeting Act), MCLA 41.72a (2)(3) and the Americans with Disabilities Act (ADA).

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

Mike Brown, Supervisor
Conway Township
517-223-0358
(3-9 & 3-16-25 FNV)

**NOTICE OF ASSOCIATION LIEN
FORECLOSURE SALE**

WHEREAS, default has been made in the terms and conditions of the Declaration of Restrictions Pertaining to Silver Fox Estates dated August 15, 1986, signed on August 15, 1986, and recorded on May 6, 1987, in Liber 1219, Page 667, et seq., Livingston County, Michigan, Register of Deeds, and any amendments thereto (the "Declaration"). Said default under the Declaration has resulted in the recordation of a "Notice of Lien for Nonpayment of Assessments" by Silver Fox Estates Homeowners Association, said Notice of Lien for Nonpayment of Assessments being dated December 13, 2024, signed on December 11, 2024, and recorded on December 13, 2024, in Instrument No. 2024R-022926, Livingston County, Michigan, Register of Deeds (the "Lien") on which Lien there is claimed to be due, as of the date hereon, the sum of THREE THOUSAND SIX HUNDRED EIGHTY-SEVEN AND 16/100 DOLLARS (\$3,687.16).

Under the power of sale contained in Paragraph 25 of the Declaration, please take notice as follows: 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 10:00 AM, on April 2, 2025. 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 premises. 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.

Said premises are located in the Township of Green Oak, County of Livingston, State of Michigan, and more particularly described as: Parcel 16: A part of the West 1/2 of Section 15, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan, described as follows: Commencing at the Southwest 1/4 corner of said Section 15; thence North 02 degrees 17 minutes 59 seconds West along the West line of said Section 15, 2584.50 feet; thence North 74 degrees 02 minutes 42 seconds East 663.76 feet; thence North 01 degrees 47 minutes 41 seconds East 551.95 feet to the point of beginning of the parcel to be described; thence continuing North 01 degrees 47 minutes 41 seconds East 675.40 feet to the centerline of McCabe Road; thence along said centerline North 87 degrees 23 minutes 07 seconds East 299.57 feet; thence South 02 degrees 25 minutes 50 seconds East 673.41 feet; thence South 87 degrees 23 minutes 07 seconds West 349.33 feet to the point of beginning. Subject to and together with the Easements described as follows: Private Road A: A 66 foot wide non-exclusive private road easement, and 75 foot radius cul-de-sac for ingress and egress for public utilities and riding trail, the centerline of said easement is described as follows: A part of the Southwest 1/4 of Section 15 and a part of the Southeast 1/4 of Section 16, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan. More particularly described as commencing at the South Section corner common to Section 15 and 16; thence North 86 degrees 49 minutes 55 seconds East 675.18 feet and the South line of said Section 15 to the centerline of Silver Lake Road; thence along said centerline North 29 degrees 09 minutes 30 seconds East 131.61 feet; thence continuing along said centerline North 46 degrees 58 minutes 35 seconds East 285.93 feet to the point of beginning said point of beginning being the Southerly common corner between Parcel 7 and 9 of said survey; thence North 33 degrees 00 minutes 00 seconds West 60.00 feet; thence on an arc left said arc having a length of 361.28 feet a radius of 230.00 feet, a central angle of 90 degrees 00 minutes 00 seconds and a chord that bears North 78 degrees 00 minutes 00 seconds West 325.27 feet; thence along an arc right, said arc having a length of 244.34 feet, a radius of 321.74 feet a central angle of 43 degrees 30 minutes 44 seconds and a chord that bears South 78 degrees 45 minutes 22 seconds West 238.51 feet; thence North 79 degrees 29 minutes 16 seconds West 131.44 feet; thence along an arc right; said arc having a length of 251.44 feet a radius of 230.00 feet, a central angle of 62 degrees 38 minutes 14 seconds and a chord that bears North 48 degrees 10 minutes 10 seconds West 239.11 feet; thence North 16 degrees 51 minutes 03 seconds West 669.71 feet; thence along an arc right, said arc having a length of 337.90 feet, a radius of 1240.96 feet, a central angle of 15 degrees 36 minutes 03 seconds and a chord that bears North 09 degrees 03 minutes 01 seconds West 336.85 feet; thence North 01 degrees 14 minutes 59 seconds West 38.43 feet; thence along an arc left said arc having a length of 23.11 feet, a radius of 230.00 feet, a central angle of 05 degrees 45 minutes 29 seconds and a chord that bears North 04 degrees 07 minutes 44 seconds West 23.10 feet; thence North 07 degrees 00 minutes 29 seconds West 101.49 feet to the center of a cul-de-sac whose radius is 75.00 feet, said cul-de-sac being the end of said easement. Private Road B: A 66 foot wide

non-exclusive private road easement and a 75 foot radius cul-de-sac for ingress and egress, public utilities, and riding trail, the centerline of which is described as follows: Commencing at the Southwest corner of Section 15, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan; thence North 02 degrees 17 minutes 59 seconds West along the West line of said Section 15, 2641.04 feet to the West 1/4 corner of said Section 15; thence North 87 degrees 23 minutes 41 seconds East along the East-West 1/4 line of said Section 15, 2680.86 feet to the center 1/4 corner of said Section 15; thence North 02 degrees 08 minutes 22 seconds West along the North-South 1/4 line of said Section 15, 1320.82 feet to the centerline of McCabe Road; thence South 87 degrees 23 minutes 07 seconds West along said centerline 350.42 feet to the point of beginning of said easement; thence South 22 degrees 06 minutes 54 seconds West, 918.61 feet; thence South 21 degrees 57 minutes 38 seconds West 33.66 feet; thence along an arc right said arc having a length of 332.35 feet, a radius of 245.00 feet, a central angle of 77 degrees 43 minutes 24 seconds and a chord that bears South 60 degrees 49 minutes 20 seconds West 307.45 feet; thence North 80 degrees 18 minutes 58 seconds West 66.90 feet; thence along an arc left, said arc having a length of 156.53 feet, a radius of 230.00 feet a central angle of 38 degrees 59 minutes 36 seconds and a chord that bears South 80 degrees 11 minutes 14 seconds West 153.53 feet; thence along an arc right, said arc having a length of 60.80 feet, a radius of 299.69 feet, a central angle of 11 degrees 38 minutes 37 seconds and a chord that bears South 66 degrees 30 minutes 45 seconds West 60.80 feet; thence South 72 degrees 20 minutes 03 seconds West 144.35 feet; thence along an arc left, said arc having a length of 150.87 feet, a radius of 480.00 feet a central angle of 18 degrees 00 minutes 30 seconds and a chord that bears South 63 degrees 19 minutes 48 seconds West 150.25 feet; thence South 54 degrees 19 minutes 33 seconds West 275.44 feet; thence along an arc right said arc having a length of 128.04 feet a radius of 260.00 feet, a central angle of 28 degrees 13 minutes 00 seconds and a chord that bears South 68 degrees 26 minutes 03 seconds West 126.75; thence South 82 degrees 32 minutes 33 seconds West 251.51 feet to the center of a cul-de-sac, whose radius is 75.00 feet. Said cul-de-sac also being the end of said easement. Private Road C: A 66 foot wide non-exclusive private road easement for ingress and egress, public utilities and riding trail described as follows: Commencing at the Southwest corner of Section 15, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan, thence North 86 degrees 49 minutes 55 seconds East 155.18 feet along the South line of said Section 15; thence North 02 degrees 17 seconds West 400.00 feet to the point of beginning of said easement; thence North 81 degrees 50 minutes 22 seconds West 34.13 feet; thence North 22 degrees 54 minutes 59 seconds East 45.14 feet to the Southerly Right-of-Way line of a private road as described in Boss Engineering Co. Inc., Survey #86175A as Private Road "A" thence Southerly along said Right of Way line on an arc left said arc having a length of 66.46 feet, a radius of 263.00 feet a central angle of 14 degrees 28 minutes 43 seconds and a chord that bears South 61 degrees 46 minutes 57 seconds East 66.28 feet; thence South 22 degrees 54 minutes 59 seconds West 100.41 feet; thence North 02 degrees 17 minutes 50 seconds West 77.47 feet to the point of beginning. Private Road D: A 66 foot wide non-exclusive private road easement for ingress, egress, public utilities and riding trail, the centerline of which is described as follows: Commencing at the Southwest corner of Section 15, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan; thence North 02 degrees 17 minutes 59 seconds West along the West line of said Section 15, 2641.04 feet to the West 1/4 corner of said Section 15; thence North 87 degrees 23 minutes 41 seconds East along the East-West 1/4 line of said Section 15, 2680.86 feet to the center 1/4 corner of said Section 15; thence North 02 degrees 08 minutes 22 seconds West along the North-South 1/4 line of said Section 15, 1320.02 feet to the centerline of McCabe Road; thence South 87 degrees 23 minutes 07 seconds West along the centerline 295.87 feet; thence South 2*2 degrees 06 minutes 54 seconds West 1012.47 feet to the point of beginning of said easement, said point of beginning also being the Northwest corner of Parcel 1 as described in Boss Engineering Co. Inc., Survey No. 86175A; thence South 05 degrees 36 minutes 02 seconds West 72.01 feet along the line common to parcels 1 and 19 as described in said survey; thence North 60 degrees 49 minutes 36 seconds West 55.91 feet to the Easterly line of "Private Road D" as described in said survey; thence Northerly along said Easterly line on an arc left, said arc having a length of 66.64 feet a radius of 278.00 feet; a central angle of 13 degrees 44 minutes 01 seconds and a chord that bears North 36 degrees 02 minutes 24 seconds East 66.48 feet; thence South 60 degrees 49 minutes 36 seconds East 19.16 feet to the point of beginning. Riding Trail and Public Utility Easement: A 30 foot wide non-exclusive private easement the centerline of which is described as follows: A part of the Southwest 1/4 of Section 15, Town 1 North, Range 6 East, Green Oak Township, Livingston

County, Michigan, described as follows: Commencing at the Southwest corner of said Section, thence North 86 degrees 49 minutes 55 seconds East along the South line of said Section (as monumented), 675.18 feet, thence North 29 degrees 09 minutes 30 seconds East along the centerline of Silver Lake Road (66 feet wide) 131.61 feet; thence North 46 degrees 58 minutes 35 seconds East along said centerline 85.93 feet; thence North 33 degrees 00 minutes 00 seconds West 60.00 feet; thence on an arc left said arc having a length of 63.40 feet, a radius of 230.00 feet, a central angle of 15 degrees 47 minutes 41 seconds and a chord that bears North 40 degrees 53 minutes 50 seconds West 63.20 feet to the centerline and point of beginning of said "Riding Trail and Public Utility Easement"; thence North 55 degrees 32 minutes 13 seconds East 150.36 feet; thence North 67 degrees 24 minutes 53 seconds East 146.91 feet; thence North 35 degrees 21 minutes 43 seconds East 130.50 feet; thence North 49 degrees 41 minutes 23 seconds East 612.79 feet; thence North 87 degrees 03 minutes 40 seconds East 76.10 feet; thence North 57 degrees 32 minutes 39 seconds East 246.32 feet; thence North 51 degrees 07 minutes 25 seconds East 256.05 feet; thence North 48 degrees 22 minutes 42 seconds East 286.57 feet; thence North 49 degrees 22 minutes 21 seconds East 157.60 feet; thence North 43 degrees 51 minutes 01 seconds East 153.84 feet; thence North 16 degrees 02 minutes 10 seconds East, 195.67 feet; thence North 29 degrees 01 minutes 20 seconds East 113.15 feet, thence North 11 degrees 30 minutes 09 seconds West 127.79 feet; thence North 10 degrees 24 minutes 39 seconds East 158.42 feet; thence North 56 degrees 10 minutes 20 seconds East 91.57 feet; thence North 14 degrees 55 minutes 30 seconds East 129.06 feet; thence North 77 degrees 01 minutes 50 seconds East 169.05 feet; thence North 41 degrees 09 minutes 00 seconds East 102.89 feet; thence North 03 degrees 27 minutes 50 seconds West 118.23 feet; thence North 23 degrees 04 minutes 00 seconds West 163.19 feet; thence North 33 degrees 18 minutes 25 seconds West 122.01 feet; thence North 46 degrees 21 minutes 31 seconds West 102.45 feet; thence South 87 degrees 23 minutes 07 seconds West 950.42 feet to the Easterly line of Private Road "D" and point of ending of said easement. Also: A part of the West 1/2 of Section 15, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan, described as follows: Commencing at the Southwest corner of said Section 15; thence North 02 degrees 17 minutes 59 seconds West along the West line of said Section, 2584.50 feet; thence North 74 degrees 02 minutes 42 seconds East 663.76 feet; thence North 01 degrees 47 minutes 41 seconds East 551.95 feet; thence North 87 degrees 23 minutes 07 seconds East 349.33 feet to the centerline of the easement to be described; thence continuing North 87 degrees 23 minutes 07 seconds East along said centerline 95.74 feet; thence continuing along said centerline South 09 degrees 53 minutes 39 seconds West 484.75 feet to the Northerly right-of-way Private Road "B" and terminus of said easement. Also. A part of the Southwest 1/4 of Section 15 and part of the Southeast 1/4 of Section 16, Town 1 North, Range 6 East, Green Oak Township, Livingston County, Michigan, described as: Commencing at the South Section corner common to Section 15 and 16; thence North 06 degrees 49 minutes 55 seconds East 675.10 feet along the South line of said Section 15 to the centerline of Silver Lake Road; thence along said centerline North 29 degrees 09 minutes 30 seconds East 131.61 feet; thence continuing along said centerline North 46 degrees 58 minutes 35 seconds East 285.93 feet to the centerline of Private Road "A" said point being the Southerly common corner between parcel 7 and 9 of said survey; thence along the centerline of said road on the following 10 courses, North 33 degrees 00 minutes 00 seconds West 60.00 feet; thence on an arc left said arc having a length of 361.28 feet a radius of 230.00 feet a central angle of 90 degrees 00 minutes 00 seconds and a chord that bears North 78 degrees 00 minutes 00 seconds West 325.27 feet; thence along an arc right, said arc having a length of 244.34 feet a radius of 321.74 feet, a central angle of 43 degrees 30 minutes 44 seconds and a chord that bears South 78 degrees 45 minutes 22 seconds West 238.51 feet; thence North 79 degrees 29 minutes 16 seconds West 131.44 feet; thence along an arc right; said arc having a length of 251.44 feet a radius of 230.00 feet a central angle of 62 degrees 38 minutes 14 seconds and a chord that bears North 48 degrees 10 minutes 10 seconds West 239.11 feet; thence North 16 degrees 51 minutes 03 seconds West 669.71 feet; thence along an arc right said arc having a length of 337.90 feet, a radius of 1240.96 feet, a central angle of 15 degrees 36 minutes 03 seconds and a chord that bears North 09 degrees 03 minutes 01 seconds West 336.05 feet; thence North 01 degrees 14 minutes 59 seconds West 38.43 feet; thence along an arc left, said arc having a length of 23.11 feet, a radius of 230.00 feet, a central angle of 05 degrees 45 minutes 29 seconds, and a chord that bears North 04 degrees 07 minutes 44 seconds West 23.10 feet; thence North 87 degrees 00 minutes 29 seconds West 101.49 feet to the center of a cul-de-sac whose radius is 75.00 feet; thence North 45 degrees 09 minutes 25 seconds West

continued on next page

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75.00 feet to the Right-of-Way of said cul-de-sac and centerline of the easement to be described; thence along the centerline of said easement on the following 14 courses; thence North 45 degrees 09 minutes 26 seconds West 66.02 feet; thence North 31 degrees 07 minutes 42 seconds West, 93.77 feet; thence North 08 degrees 33 minutes 26 seconds East 99.74 feet; thence North 11 degrees 00 minutes 21 seconds East 54.62 feet; thence North 09 degrees 50 minutes 14 seconds West 144.48 feet; thence North 16 degrees 46 minutes 57 seconds East, 40.05 feet; thence North 29 degrees 16 minutes 44 seconds East 99.19 feet; thence North 43 degrees 18 minutes 36 seconds East, 127.06 feet; thence North 68 degrees 16 minutes 56 seconds East, 93.26 feet; thence North 87 degrees 58 minutes 05 seconds East, 132.10 feet; thence South 75 degrees 06 minutes 54 seconds East, 147.17 feet; thence North 72 degrees 09 minutes 24 seconds East, 28.04 feet; thence North 36 degrees 07 minutes 21 seconds East, 123.13 feet; thence North 31 degrees 35 minutes 07 seconds East, 69.78 feet to the Right-of-Way of a 75 foot radius cul-de-sac (as described in Private Road B in Boss Engineering Co., Inc., Job #86175A) and Terminus of said easement.

Owner(s) of Record: TERRY E. CHUHRAN AND KERIA E. CHUHRAN, TRUSTEES (or their Successor) of the CHUHRAN FAMILY TRUST DATED MAY 9, 2009
Property Address: 11166 McCabe Road, Brighton, Michigan 48116

Parcel ID No. 4716-15-100-015

Attention homeowner (or condominium co-owner): If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Lien at the telephone number stated in this Notice. The redemption period shall be six (6) months from the date of such sale pursuant to MCL 600.3240(8) unless the property is determined abandoned in accordance with MCL 600.3241a, then, in that event, the redemption period shall be thirty (30) days from the date of such sale or until the time to provide the notice required by MCL 600.3241a(c) expires, whichever is later, pursuant to MCL 600.3240(8), after which TERRY E. CHUHRAN AND KERIA E. CHUHRAN, TRUSTEES (or their Successor) of the CHUHRAN FAMILY TRUST DATED MAY 9, 2009 and all persons claiming through or under them shall be forever barred from all equity of redemption. Pursuant to MCL 600.3278, if the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, the owners, TERRY E. CHUHRAN AND KERIA E. CHUHRAN, TRUSTEES (or their Successor) of the CHUHRAN FAMILY TRUST DATED MAY 9, 2009, will be held responsible to the person who buys the property at the foreclosure sale or to Silver Fox Estates Homeowners Association for damaging the property during the redemption period.

Dated: February 19, 2025

By: Silver Fox Estates Homeowners Association, a Michigan Nonprofit Corporation

For any inquiries, please contact the attorney for the party foreclosing the Lien set forth below:

Sarina Saravi, Esq.

Hirzel Law, PLC

37085 Grand River Avenue, Suite 200

Farmington, Michigan 48335

Phone: (248) 478-1800

Hirzel Law, PLC File No. 18135

(03-02)(03-23)

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

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY**

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on April 02, 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): Ramenpreet K. Singh, a married man

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

Date of mortgage: August 13, 2021

Recorded on October 22, 2021, in Document No. 2021R-042920, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Amount claimed to be due at the date hereof: Nine Hundred Seventy-One Thousand Fifty-One and 65/100 Dollars (\$971,051.65)

Mortgaged premises: Situated in Livingston County, and described as: Unit No. 190, Hidden Lake Estates (f/k/a Hidden Lake) Condominium, according to the Master Deed recorded in Liber 1918, Page 814, as amended and Restated in Liber 2709, Page 2, as amended, and designated as Livingston County Condominium Subdivision Plan No. 74, 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. Commonly known as 10424 Sandpiper Ct, South Lyon, MI 48178

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

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

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1554620

(03-02)(03-23)

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

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

Court address

204 S Highlander Way # 2, Howell, MI 48843

Estate of Helen M. Bellaw

Date of Birth: _____

The Helen M. Bellaw Living Trust

TO ALL CREDITORS:

THERE IS NO PROBATE ESTATE

NOTICE TO CREDITORS: The decedent, Helen M. Bellaw, died January 15, 2025.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Richard L. Bellaw, nominated personal representative/trustee, or to both the probate court at 204 S Highlander Way #2, Howell, MI 48843 and the nominated personal representative/trustee within 4 months after the date of publication of this notice.

Date: _____

Attorney:

James P. Lampertius P52220

31884 Northwestern Hwy

Farmington Hills, MI 48334

248-538-5480

Nominated Personal representative/trustee:

Richard L. Bellaw

8427 Boulder Drive

South Lyon, Michigan 48178

(3-16-25 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

A default has been made under the terms and conditions of the Mortgage dated April 15, 2022 ("Mortgage") made by Ramenpreet Singh, as mortgagor, to First Internet Bank of Indiana, N.A., as mortgagee ("Mortgagee"), which Mortgage was recorded April 27, 2022, Document ID 2022R-012559, Livingston County Register of Deeds. The amount due on the Mortgage as of the date of this Notice is \$1,475,996.19 plus accruing interest on the amount due at the variable interest rate of the Wall Street Journal Prime Rate plus 2.25 percent, adjusted quarterly, plus certain costs, expenses, and attorney fees paid by Mortgagee to collect the debt and to protect its interest in the property, and any amount paid by Mortgagee to protect its interest in the property, all of which is due under the terms of the Mortgage ("Indebtedness"). The Mortgage contains a power of sale and no suit or proceeding at law or in equity has been instituted to recover the debt secured by the Mortgage, or any part of the Mortgage.

Take notice that on Wednesday, April 2, 2025 at 10:00 a.m., local time, or any adjourned date thereafter, the Mortgage will be foreclosed by sale at public auction to the highest bidder at public venue, at the place of holding the circuit court within Livingston County, Michigan, or such other place of holding the circuit court within the county where the property to be sold at foreclosure is located as may be designated by the sheriff or deputy sheriff conducting the sale. Mortgagee will apply the sale as necessary to pay the Indebtedness together with interest and default interest, fees, all charges and expenses, including attorney fees allowed by law, and also any sum or sums which may be paid by Mortgagee necessary to protect its interest in the premises.

The following described real property to be sold at foreclosure sale is located in the Township of Green Oak, Livingston County, Michigan, described more particularly as follows: Unit 190, of "HIDDEN LAKE ESTATES", a condominium according to the Master Deed recorded in Liber 1918 Page 814, as Amended and Restated in Liber 2709, Page 2, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan Number 74, together with rights in common elements and limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Commonly known as: 10424 Sandpiper Ct., South Lyon, MI 48178. Tax Parcel No.: 16-16-406-190

The redemption period shall be six months from the date of sale pursuant to MCL § 600.3240(8). Pursuant to MCL § 600.3278, if the premises is sold at foreclosure, Mortgagor will be held responsible to the person who buys the premises at the mortgage foreclosure sale or to Mortgagee for damaging the premises during the redemption period.

Dated: February 19, 2025

First Internet Bank of Indiana, N.A., Mortgagee

By: Wolfson Bolton Kochis PLLC 4930-0104-6800, v. 3

By: Logan T. Grizzell Attorneys for Mortgagee

3150 Livernois Road, Suite 275

Troy, MI 48083

Telephone: (248) 247-7098

(03-02)(03-23)

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

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE

25-23279-DE

Court address and telephone no.

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

(517) 546-3750

Estate of Janice R. Martin

Date of Birth: January 6, 1943

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Janice R. Martin, died March 14, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Melissa Samluk, c/o Josephine Parrinello, Butzel Long, personal representative, or to both the probate court at 204 S. Highlander Way, Ste. 2, Howell, MI and the personal representative within 4 months after the date of publication of this notice.

Date: 3/6/2025

Attorney:

Josephine M. Parrinello, Butzel Long P86619

201 W. Big Beaver, Suite 1200

Troy, MI 48084

248-258-1616

Personal Representative:

Melissa Samluk

30395 Ridge Ct.

New Hudson, MI 48165

248-921-0730

(3-16-25 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 judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on April 9, 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): Christine Schoendorff and Paul Schoendorff, wife and husband

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

Foreclosing Assignee (if any): SELENE FINANCE, LP

Date of Mortgage: November 12, 2021

Date of Mortgage Recording: November 30, 2021

Amount claimed due on date of notice: \$232,046.74

Description of the mortgaged premises: Situated in Township of Marion, Livingston County, Michigan, and described as: Unit 7, Turtle Creek of Marion Condominium, according to the Master Deed, recorded in Liber 2861, Page

782, including any and all amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 207, together with rights in general common elements and limited general common elements, as set forth in the above Master Deed, and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 3125 Ridley Way, Howell, MI 48843-1268

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

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

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

This notice is from a debt collector.

Date of notice: March 9, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

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(3-9, 3-16, 3-23 & 3-30-25 FNV)