

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



“Serving the Local Communities”

www.fowlervillenewsandviews.com  
fowlervillenews@gmail.com

NOTICE OF 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 March 11, 2026. 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 Barbara A. Novak to PNC Bank, National Association dated March 1, 2017 and recorded March 10, 2017 as Instrument No. 2017R-007048, Livingston County, Michigan. There is claimed to be due at the date hereof the sum of \$151,503.77.

Said premises are located in Livingston County, Michigan and are described as: SITUATED IN THE TOWNSHIP OF HOWELL COUNTY OF LIVINGSTON AND STATE OF MICHIGAN TO-WIT: PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWN 3 NORTH, RANGE 4 EAST MICHIGAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 9; THENCE DUE NORTH ALONG THE NORTH AND SOUTH QUARTER LINE 894.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 224.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES EAST 250.00 FEET; THENCE SOUTH 224.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES WEST 250.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN VOLUME 1349, PAGE 387, OF THE LIVINGSTON COUNTY, MICHIGAN RECORDS. Said property is commonly known as 4742 Crandall Rd, Howell, MI 48855.

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

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: January 29, 2026

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. 25-35382

(02-08)(03-01)

(2-8, 2-15, 2-22 & 3-1-26 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 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, March 18, 2026. 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 Brandon McIntyre and Leah Houghtaling to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Primelending, A Plainscapital Company, its successors, and assigns, Mortgagee, dated June 3, 2022, and recorded on June 9, 2022, as Document Number: 2022R-016527, Livingston County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated February 19, 2025 and recorded February 19, 2025 by Document Number: 2025R-002920, on which mortgage there is claimed to be due at the date hereof the sum of Three Hundred Thirteen Thousand Nine Hundred Four and 24/100 (\$313,904.24) including interest at the rate of 4.75000% per annum.

Said premises are situated in the Township of Marion, Livingston County, Michigan, and are described as: The land referred to in this commitment is located in the Township of Marion, County of Livingston, State of Michigan, and is described as follows: Lot 7, Towne Square Subdivision, according to the Plat thereof as recorded in Liber 15 of Plats, Page(s) 29 and 30, Livingston County Records. Commonly known as: 3040 W COON LAKE RD, HOWELL, MI 48843

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: February 15, 2026

Randall S. Miller & Associates, P.C.

Attorneys for Carrington Mortgage Services, LLC

43252 Woodward Avenue, Suite 180,

Bloomfield Hills, MI 48302,

(248) 335-9200

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

Case No. 26MI00030-1

(02-15)(03-08)

(2-15, 2-22, 3-1 & 3-8-26 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 MARCH 18, 2026. 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 Dale W. Woods and Debra L. Woods, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc., Mortgagee, dated November 14, 2005 and recorded December 1, 2005 in Liber 4984, Page 380 Livingston County Records, Michigan. Said mortgage is now held by Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-QS17, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Thirty-One Thousand Nine Hundred Two and 51/100 Dollars (\$131,902.51).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on MARCH 18, 2026.

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

A part of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 5, Town 3 North-Range 3 East, Handy Township, Livingston County, Michigan, described as follows: beginning at a point 1320 feet West of the center of said Section 5 and the centerline of Converse Road; thence South 522 feet thence East 50 feet; thence Northeast 45 degrees 369.43 feet; thence North 250 feet to the Centerline of Converse Road; thence West 300 feet to the Point of Beginning.

10725 Converse Road, Fowlerville, Michigan 48836

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: February 15, 2026

File No. 26-001209

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(02-15)(03-08)

(2-15, 2-22, 3-1 & 3-8-26 FNV)

STATE OF MICHIGAN  
COUNTY OF LIVINGSTON

NOTICE TO CREDITORS  
Trust

Trust of JACQUELINE S. HUNT

Date of Birth: October 7, 1960

TO ALL CREDITORS:

**NOTICE TO CREDITORS:** The decedent, Jacqueline S. Hunt of the Jacqueline S. Hunt Trust, dated February 19, 2025, whose address was 7015 Sherwood Road, Fowlerville, Michigan 48836, died January 23, 2026.

There is no personal representative of the decedent's estate to whom Letters of Authority have been issued.

Creditors of the decedent are notified that all claims against the trust will be forever barred unless presented to Dylan Hunt, Trustee of the Jacqueline S. Hunt Trust, at 7015 Sherwood Road, Fowlerville, Michigan 48836, within 4 months after the date of publication of this notice.

Date: February 10, 2026

Attorney:

Foster Swift Collins & Smith PC

Steven J. Tjapkes P60425

1700 E. Beltline Avenue, N.E., Suite 200

Grand Rapids, MI 49525

(616) 726-2215

Trustee:

Dylan Hunt

7015 Sherwood Road

Fowlerville, MI 48836

(2-15-26 FNV)

CONWAY TOWNSHIP

Conway residents Tax Payments are due by February 17th . We will be open from 9 AM to 5 PM that day, we also have a drop box located by the front door for your convince. The last day to make any Tax payment at Township level is Tuesday March 2nd. We will be open that day from 9 AM to 5 PM.

Debbie Grubb, MICPT  
Conway Township Treasurer  
(2-15 & 2-22-26 FNV)



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[fowlervillenews@gmail.com](mailto:fowlervillenews@gmail.com)

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT

Notice is given under section 3212 of the revised judi-  
cature 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 Living-  
ston County, starting promptly at 10:00 AM, on Febru-  
ary 25, 2026. 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 purchas-  
er 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 Thomas Pignanello  
and Rashell Lynn Pignanello, 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): Selene Finance LP  
Date of Mortgage: October 25, 2017  
Date of Mortgage Recording: November 8, 2017  
Amount claimed due on date of notice: \$152,821.12  
Description of the mortgaged premises: Situated in  
Township of Unadilla, Livingston County, Michigan, and  
described as: Part of the Southwest 1/4 of Section 28,  
Town 1 North, Range 3 East, Commencing at the West  
1/4 corner South 2 degrees 33 minutes 53 seconds East  
1325 feet; thence South 87 degrees 52 minutes 06 sec-  
onds East 986.51 feet; thence South 50 degrees 46 min-  
utes 50 seconds East 97.00 feet; thence North 39 de-  
grees 13 minutes 10 seconds East 198.33 feet; thence  
South 50 degrees 46 minutes 50 seconds East 379.86  
feet; thence South 39 degrees 13 minutes 10 seconds  
West 33.00 feet; thence an arc right, radius 481.85 feet,  
chord bearing South 26 degrees 29 minutes 27 seconds  
East 396.41 feet; thence South 2 degrees 12 minutes  
05 seconds East 59.68 feet for the point of beginning;  
thence South 2 degrees 12 minutes 05 seconds East  
125.27 feet; thence North 87 degrees 52 minutes 18 sec-  
onds West 363.00 feet; thence North 125.00 feet; thence  
South 87 degrees 52 minutes 18 seconds East 358.18  
feet to the point of beginning.  
Common street address (if any): 18551 Williamsville Rd,  
Gregory, MI 48137-9426

The redemption period shall be 6 months from the date  
of such sale, unless determined abandoned in accor-  
dance with MCL 600.3241a; or, if the subject real prop-  
erty 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 fore-  
closure sale or to the mortgage holder for damaging the  
property during the redemption period.  
Attention homeowner: If you are a military service mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered to active duty, please contact the attorney for the  
party foreclosing the mortgage at the telephone number  
stated in this notice.

This notice is from a debt collector.  
Date of notice: January 25, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1582443  
(01-25)(02-15)

(1-25, 2-1, 2-8 & 2-15-26 FNV)

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judi-  
cature 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 LIVING-  
STON County, starting promptly at 10:00 AM, on March  
4, 2026. The amount due on the mortgage may be great-  
er 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 purchas-  
er 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 Tina Socha,  
unmarried woman, whose address is 4127 Peach Tree  
Lane, #19, Howell, Michigan 48843, as original Mortgag-  
ors, to Mortgage Electronic Registration Systems, Inc., as  
nominee for Union Home Mortgage Corp., being a mort-  
gage dated August 25, 2021, and recorded on August 31,  
2021 with Document Number 2021R036042, Livingston  
County Records, State of Michigan and then assigned  
to Carrington Mortgage Services, LLC, as assignee as  
documented by an assignment dated April 3, 2025 and  
recorded on April 9, 2025 and given document number  
2025R006633 in Livingston County Records, Michigan,  
on which mortgage there is claimed to be due at the date  
hereof the sum of THREE HUNDRED TWENTY-ONE  
THOUSAND FOUR HUNDRED EIGHTY-TWO AND  
60/100 DOLLARS (\$321,482.60).  
Said premises are situated in the Township of Oceola,  
County of Livingston, State of Michigan, and are de-  
scribed as: UNIT NO. 19, ORCHARD PARK VILLAGE  
CONDOMINIUM, ACCORDING TO THE MASTER  
DEED RECORDED IN INSTRUMENT NO. 2006R-  
021045, AS AMENDED, AND DESIGNATED AS LIVING-  
STON COUNTY CONDOMINIUM SUBDIVISION PLAN  
NO. 364, 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. Street Address: 4127 Peach Tree  
Lane, #19, Howell, Michigan 48843

The redemption period shall be 6 months from the date  
of such sale, unless the property is determined aban-  
doned 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 OB-  
TAIN WILL BE USED FOR THAT PURPOSE. ATTEN-  
TION HOMEOWNER: IF YOU ARE A MILITARY SER-  
VICE 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: February 1, 2026

For more information, please contact the attorney for the  
party foreclosing:  
Robert A. Blumberg (P87490),  
Johnson, Blumberg, & Associates, LLC,  
30 North LaSalle St., Suite 3650  
Chicago, Illinois, 60602.  
Telephone: (312) 541-9710  
File No.: MI 26 6945

(02-01)(02-22)

(2-1, 2-8, 2-15 & 2-22-26 FNV)

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judi-  
cature 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 Living-  
ston County, starting promptly at 10:00 AM, on April 22,  
2026. 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): Jacquelyn M. Doyle, an un-  
married woman  
Original Mortgagee: Mortgage Electronic Registration  
Systems, Inc., as mortgagee, as nominee for lender and  
lender's successors and/or assigns  
Foreclosing Assignee (if any): WILMINGTON SAVINGS  
FUND SOCIETY, FSB, not individually but solely as trust-  
ee for FINANCE OF AMERICA STRUCTURED SECURI-  
TIES ACQUISITION TRUST 2019-HB1  
Date of Mortgage: June 28, 2013  
Date of Mortgage Recording: July 8, 2013  
Amount claimed due on date of notice: \$620,213.81

Description of the mortgaged premises: Situated in Town-  
ship of Marion, Livingston County, Michigan, and de-  
scribed as: Unit 11, Lake In The Pines, according to the  
Master Deed recorded in Liber 2335, Pages 380 through  
447, inclusive and all amendments thereto, Livingston  
County Records and designated as Livingston County  
Condominium Subdivision Plan No. 140, together with  
rights in general common elements and limited common  
elements as set forth in above Master Deed and as de-  
scribed in Act 59 of the Public Acts of 1978, as amended.  
Common street address (if any): 3322 Peregrine Way  
#11, Howell, MI 48843-2956

The redemption period shall be 6 months from the date  
of such sale, unless determined abandoned in accor-  
dance with MCL 600.3241a; or, if the subject real prop-  
erty 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 fore-  
closure sale or to the mortgage holder for damaging the  
property during the redemption period.

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

This notice is from a debt collector.  
Date of notice: February 15, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515  
1584429  
(02-15)(03-08)

(2-15, 2-22, 3-1 & 3-8-26 FNV)

STATE OF MICHIGAN  
COUNTY OF LIVINGSTON

NOTICE TO CREDITORS  
Decedent's Trust Estate

Frank J. Kasperek and Mary F. Kasperek Living Trust  
Date of Birth: 04/02/1931

**TO ALL CREDITORS:**  
**NOTICE TO CREDITORS:** The decedent, Frank J.  
Kasperek, Jr., died 01/10/2026.  
Creditors of the decedent are notified that all claims  
against the Trust will be forever barred unless presented  
to Frank J. Kasperek III, named Successor Trustee within  
4 months after the date of publication of this notice.

Date: 2-4-2026

Attorney:  
J. Michael Hickox P14941  
2850 S. Milford Road  
Highland, MI 48357  
(248) 685-8743

Successor Trustee:  
Frank J. Kasperek  
34283 Pembroke Ave.  
Livonia, MI 48152  
(734) 536-7307

(2-15-26 FNV)

517-223-8760  
206 E. Grand River  
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[fowlervillenews@gmail.com](mailto:fowlervillenews@gmail.com)

FORECLOSURE NOTICE  
NOTICE OF SALE TO ALL PURCHASERS -

A lien has been recorded on behalf of Hampton Ridge Condominium Association. The lien was executed on October 22, 2025 and recorded on October 23, 2025, as Instrument No. 2025R-021406, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Four Thousand Three Hundred and Eighty Eight Dollars and Seventy-Five Cents (\$4,388.75).

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, main entrance of the Judicial Center located in Howell, Michigan, on Wednesday, March 18, 2026, 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 Cynthia Ann Stafford, and is situated in the Township of Genoa, County of Livingston, State of Michigan, and is legally described as follows: Unit 34, Building 3, of Hampton Ridge Condominium, a Condominium according to the Master Deed recorded in Liber 3044, Page 153 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 224. Sidwell No. 11-04-303-034

Commonly known as: 4129 Hampton Ridge Blvd., Howell, Michigan 48843

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

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

Dated: January 28, 2026  
Hampton Ridge Condominium Association  
c/o Makower Abbate Guerra Wegner Vollmer PLLC  
Sarah R. Karl  
30140 Orchard Lake Road  
Farmington Hills, MI 48334  
248 671 0140

(02-08)(03-08)

(2-8, 2-15, 2-22, 3-1 & 3-8-26 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 4, 2026. 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): Susan M. Gallup, a single woman

Original Mortgagee: Homestead USA, Inc., a Michigan Corporation

Foreclosing Assignee (if any): U.S. Bank Trust Company, National Association as successor Trustee to U.S. Bank National Association as successor to Wachovia Bank, National Association as Trustee for GSMPs Mortgage Loan Trust 2005-RP3

Date of Mortgage: November 19, 1998

Date of Mortgage Recording: November 30, 1998

Amount claimed due on date of notice: \$10,465.44

Description of the mortgaged premises: Situated in Township of Handy, Livingston County, Michigan, and described as: Part of the Southeast 1/4 of Section 9, Town 3 North, Range 3 East, Handy Township, Livingston County Michigan, being described as follows: commencing at the South 1/4 corner of said Section 9; thence along the North-South 1/4 line of said Section 9 and Centerline of Potts Road, due North, a distance of 198.00 feet to the point of beginning of the parcel to be described: thence continuing along the North-South 1/4 line of said Section 9 and Centerline of Potts Road, due North, a distance of 66.00 feet; thence South 88 degrees 02 minutes 10 seconds East, a distance of 165.00 feet; thence due South, a distance of 66.00 feet; thence North 88 degrees 02 minutes 10 seconds West, a distance of 165.00 feet to the point of beginning.

Common street address (if any): 4080 Potts Rd, Fowlerville, MI 48836-9215

The redemption period shall be 1 year from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a.

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 1, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1582943  
(02-01)(02-22)

(2-1, 2-8, 2-15 & 2-22-26 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 4, 2026. 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 Marsha Reid aka Marsha B. Reid, a married person, and Steven C. Reid, her husband, whose address is 2561 Chilson Meadows, Howell, Michigan 48843, as original Mortgages, to Bank of America, N.A., being a mortgage dated June 11, 2007, and recorded on June 18, 2007 with Document Number 2007R-021701, Livingston County Records, State of Michigan and assigned through mesne assignments by said mortgagee to Federal Home Loan Mortgage Corporation, as Trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2024-1, as assignee as documented by an assignment dated June 27, 2024 and recorded on June 27, 2024 and given document number 2024R-011199 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of TWO HUNDRED FORTY-NINE THOUSAND ONE HUNDRED SEVENTY-THREE AND 62/100 DOLLARS (\$249,173.62).

Said premises are situated in the Township of Genoa, County of Livingston, State of Michigan, and are described as: PARCEL 1-B-2: PART OF THE NORTHEAST 1/4 OF SECTION 7, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, SOUTH 00°07’27” WEST, 1344.92 FEET; THENCE NORTH 89 DEGREES 49’06” EAST, 348.01 FEET TO POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10’53” WEST 436.00 FEET; THENCE NORTH 89 DEGREES 49’06” EAST 200.00 FEET; THENCE SOUTH 00 DEGREES 10’54” EAST, 436.00 FEET; THENCE SOUTH 89 DEGREES 49’06” WEST, 200.00 FEET TO THE POINT OF BEGINNING, SUBJECT TO AND INCLUDING THE USE OF A PRIVATE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS DESCRIBED BELOW AND INCLUDING THE USE OF A 66 FOOT WIDE PRIVATE EASEMENT AS RECORDED IN LIBER 1654, PAGES 0655-0656 AND LIBER 2131, PAGES 482-485, LIVINGSTON COUNTY RECORDS. PRIVATE 66 FEET INGRESS AND EGRESS EASEMENT; PART OF THE NORTHEAST 1/4 OF SECTION 7, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 7; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, SOUTH 00 DEGREES 07’27” WEST 1344.92 FEET; THENCE NORTH 89 DEGREES 49’06” EAST, 460.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 10’53” WEST 66.00 FEET; THENCE NORTH 89 DEGREES 49’06” EAST 88.00 FEET; THENCE SOUTH 00 DEGREES 10’54” EAST, 66.00 FEET; THENCE SOUTH 89 DEGREES 49’06” WEST, 88.00 FEET TO THE POINT OF BEGINNING. Street Address: 2561 Chilson Meadows, Howell, Michigan 48843

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: February 1, 2026

For more information, please contact the attorney for the party foreclosing: Robert A. Blumberg (P87490), Johnson, Blumberg, & Associates, LLC, 30 North LaSalle St., Suite 3650 Chicago, Illinois, 60602.  
Telephone: (312) 541-9710  
File No.: MI 26 6961

(02-01)(02-22)

(2-1, 2-8, 2-15 & 2-22-26 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 FEBRUARY 25, 2026. 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 Matthew Allen Crawford aka Matthew Crawford and Rachel Crawford, husband and wife, joint tenants, to Mortgage Electronic Registration Systems, Inc., as nominee for Highland Residential Mortgage, LTD, Mortgagee, dated July 22, 2020 and recorded August 4, 2020 in Instrument Number 2020R-025792 Livingston County Records, Michigan, and Affidavit Affecting Realty recorded January 9, 2026 in Instrument Number 2026R-000675 Livingston County Records, Michigan. Said mortgage is now held by PHH Mortgage Corporation, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Sixty-Three Thousand Four Hundred Fifty-Seven and 31/100 Dollars (\$263,457.31).

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 FEBRUARY 25, 2026.

Said premises are located in the Township of Hamburg, Livingston County Michigan, and are described as: Unit No. 23, HIDDEN VALLEY ESTATES FKA ROBIN EGG ESTATES, according to the Master Deed recorded in Liber 2055, Page 355, as amended, and designated as Livingston County Condominium Subdivision Plan No. 89, 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.

3546 Habitat Trail, Pinckney, Michigan 48169

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: January 25, 2026

File No. 25-015499

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(01-25)(02-15)

(1-25, 2-1, 2-8 & 2-15-26 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 February 25, 2026. 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): Michelle Rhyne and Alexander Brown, 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): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Date of Mortgage: October 12, 2021

Date of Mortgage Recording: October 20, 2021

Amount claimed due on date of notice: \$160,408.31

Description of the mortgaged premises: Situated in Township of Genoa, Livingston County, Michigan, and described as: Lot 75, Grand Beach No. 3, according to the recorded plat thereof, as recorded in Liber 16 of Plats, Page 9, Livingston County Records

Common street address (if any): 6915 Rink Dr, Brighton, MI 48114-9440

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: January 25, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1582461

(01-25)(02-15)

(1-25, 2-1, 2-8 & 2-15-26 FNV)

**LEROY TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR BOARD  
MEETING SYNOPSIS**

The regular meeting was called to order by Supervisor Griffes at the Leroy Township Hall located at 1685 N M-52 in Webberville, MI. at 7:00 P.M. on Tuesday **February 3, 2026.**

Members present: Supervisor Earl Griffes, Clerk Gina L. Whitehead, Treasurer Heide Ream, Trustee Loretta K. Benjamin and Trustee R. Scott Diederich.

Members absent:

Approval of January 13, 2026, meeting minutes **APPROVED**

2026 Local Road Program **BUDGETED \$150,000**

BS&A Net to Cloud **TO BE BUDGETED AT ANNUAL MEETING \$30,000**

MTA Principles of Governance **APDOPTED AND SIGNED BY BOARD MEMBERS PRESENT**

New industrial coffee pot **APPROVED**

Payment of Bills **APPROVED \$28,607.68**

Adjournment at 7:47 P.M.

Next Board Meeting is on Tuesday, March 3, 2026, at 7:00 P.M.

Gina L. Whitehead  
Leroy Township Clerk  
(2-15-26 FNV)

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, MAY BE DEEMED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT 13010 Morris Road, Suite 450, Alpharetta, GA 30004 ph:470-321-7112

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 March 04, 2026. 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): EARL HALL AND RENNEE JOY HALL.

Default has been made in the conditions of a Mortgage made by EARL HALL AND RENNEE JOY HALL to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR QUICKEN LOANS INC., original Mortgagee, for a mortgage dated January 30, 2008, and recorded on February 22, 2008, as document number 2008R-005088 in the Livingston County Register of Deeds. Said mortgage was assigned through mesne assignments to SELECT PORTFOLIO SERVICING, INC., as documented by an assignment of mortgage dated March 23, 2018, and recorded on March 26, 2018, as document number 2018R-007380 in the Livingston County Register of Deeds, on which Mortgage there is claimed to be due at the date hereof the sum of \$46,857.12.

Under the power of sale contained in said Mortgage and the statute in such case made and provided, notice is hereby given that said Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue, at the place of holding the Circuit Court within LIVINGSTON County, Michigan on March 04, 2026 at 10:00 am.

Said premises are located in the city of SOUTH LYON in LIVINGSTON County, Michigan and are described as: LAND SITUATED IN THE TOWNSHIP OF GREEN OAK IN THE COUNTY OF LIVINGSTON IN THE STATE OF MI PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 6 EAST, GREEN OAK TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE EAST LINE OF SAID SECTION 24 AND THE CENTERLINE OF DIXBORO ROAD NORTH 02 DEGREES 54 MINUTES 20 SECONDS WEST (RECORDED AS NORTH 02 DEGREES 55 MINUTES WEST), 106.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE CENTERLINE OF TEN MILE ROAD, SOUTHWESTERLY ON AN ARC RIGHT, HAVING A LENGTH OF 110.01 FEET, A RADIUS OF 1823.30 FEET, A CENTRAL ANGLE OF 03 DEGREES 27 MINUTES 25 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 77 DEGREES 10 MINUTES 23 SECONDS WEST, 109.99 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 20 SECONDS WEST, 303.18 FEET; THENCE NORTH 86 DEGREES 08 MINUTES 34 SECONDS EAST, 108.36 FEET; THENCE ALONG SAID EAST LINE OF SECTION 24, SOUTH 02 DEGREES 54 MINUTES 20 SECONDS EAST, 286.02 FEET TO THE POINT OF BEGINNING. Property Address: 13931 10 MILE RD., SOUTH LYON, MI 48178 Tax ID No. 4716-24-400-011

The redemption period shall be Six (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. If this 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 sale or to the Mortgage holder for damaging the property during the redemption period.

SELECT PORTFOLIO SERVICING, INC., Mortgagee/Assignee

February 1st, 2026

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Mortgagee/Assignee

13010 Morris Road, Suite 450

Alpharetta, GA 30004

Telephone: 470-321-7112

Facsimile: 404-393-1425

Service Email: MIFCLTeam@raslg.com

(02-01)(02-22)

(2-1, 2-8, 2-15 & 2-22-26 FNV)



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



“Serving the Local Communities”

www.fowlervillenewsandviews.com  
fowlervillenews@gmail.com

FORECLOSURE NOTICE  
NOTICE OF SALE TO ALL PURCHASERS -

A lien has been recorded on behalf of Hunters Ridge at Hartland Condominium Association. The lien was executed on September 10, 2025 and recorded on September 12, 2025, as Instrument No. 2025R-018106, as updated December 2, 2025, Instrument No. 2025R-024311, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Nineteen Thousand Eight Hundred and Ninety Six Dollars and Eight Cents (\$19,896.08).  
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, main entrance of the Judicial Center located in Howell, Michigan, on Wednesday, March 18, 2026, 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 Dimitry Epshteyn and Alla Epshteyn, and is situated in the Township of Hartland, County of Livingston, State of Michigan, and is legally described as follows: Unit 21, Building 3, of Hunters Ridge at Hartland, a Condominium according to the Master Deed recorded in Liber Instrument No. 2018R-022799, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 423. Sidwell No. 4708-21-306-021 Commonly known as: 9960 Ridge Run St., Howell, Michigan 48855  
The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association for damaging the property during the redemption period.  
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.  
Dated: February 4, 2026  
Hunters Ridge at Hartland Condominium Association  
c/o Makower Abbate Guerra Wegner Vollmer PLLC  
Massimo Badalamenti  
23201 Jefferson Avenue  
St. Clair Shores, MI 48080  
248 671 0140  
  
(02-08)(03-08)  
  
(2-8, 2-15, 2-22, 3-1 & 3-8-26 FNV)

STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF LIVINGSTON  
  
PUBLICATION OF NOTICE OF HEARING  
  
FILE NO.  
2026-23998-DE  
  
In the matter of Susan Marie Gallup  
TO ALL INTERESTED PERSONS including: Joseph Cheney whose address is unknown and whose interest in the matter may be barred or affected by the following:  
  
**TAKE NOTICE:** A hearing will be held on March 4, 2026 at 1:30 p.m. at 204 S. Highlander Way, Howell, Michigan 48843 before Judge Miriam A. Cavanaugh P61875 for the following purpose:  
Petition for Probate and Appointment of Personal Representative  
  
Date: February 12, 2026  
  
Attorney:  
Law Offices of Parker and Parker  
Tara A. Pearson P69746  
704 E. Grand River, P.O. Box 888  
Howell, MI 48844-0888 (517) 546-4864  
  
Petitioner:  
Charles Jones  
7555 Crofoot Road  
Fowlerville, Michigan 48836 (517) 304-0069  
  
(2-15-26 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 11, 2026. 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): Richard Munro and Dawn Munro, husband and wife  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender's successors and assigns  
Date of mortgage: December 18, 2013  
Recorded on January 8, 2014, in Document No. 2014R-000450, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC  
Amount claimed to be due at the date hereof: One Hundred Fourteen Thousand Three Hundred Forty-Four and 11/100 Dollars (\$114,344.11)  
Mortgaged premises: Situated in Livingston County, and described as: UNIT NO. 76, HICKORY HILLS CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF AS RECORDED IN LIBER 1908, PAGES 151 THROUGH 239, INCLUSIVE, AND FIRST AMENDMENT RECORDED IN LIBER 2121, PAGES 180 THROUGH 198, INCLUSIVE AND SECOND AMENDMENT RECORDED IN LIBER 2121, PAGES 199 THROUGH 227, INCLUSIVE, LIVINGSTON COUNTY RECORDS DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 71. 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 2378 Hickory Circle Dr, Howell, MI 48855  
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 f/k/a Quicken Loans Inc.  
Mortgagee/Assignee  
Schneiderman & Sherman P.C.  
23938 Research Dr, Suite 300  
Farmington Hills, MI 48335  
248.539.7400  
  
1584367  
(02-08)(03-01)  
  
(2-8, 2-15, 2-22 & 3-1-26 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 11, 2026. 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): Brad Scott, an unmarried person  
Original Mortgagee: Wells Fargo Home Mortgage, Inc.  
Foreclosing Assignee (if any): HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2004-2 Trust, Home Equity Asset-Backed Certificates, Series 2004-2  
Date of Mortgage: March 19, 2004  
Date of Mortgage Recording: April 3, 2004  
Amount claimed due on date of notice: \$66,110.73  
Description of the mortgaged premises: Situated in Township of Brighton, Livingston County, Michigan, and described as: Lot 8 of Larkins Manor of Brighton, according to the plat thereof, recorded in Liber 25 of Plats, Pages 33 through 36, Livingston County Records.  
Common street address (if any): 11770 Larkins Rd, Brighton, MI 48114-9008  
The redemption period shall be 1 year from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a.  
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 8, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515  
  
1584135  
(02-08)(03-01)  
  
(2-8, 2-15, 2-22 & 3-1-26 FNV)

THE CIRCUIT COURT SALE BELOW WILL BE  
ADJOURNED FROM 02/18/2026 TO 02/25/2026  
Case No. 25-32668-CH Circuit Court Sale

In pursuance and by virtue of an Order Granting Motion for Default Judgment and for Judicial Foreclosure as to All Defendants in the Circuit Court for the County of Livingston, State of Michigan, made and entered on the 27th of June, A.D., 2025 in a certain cause therein pending, wherein Michigan State Housing Development Authority was the Plaintiff and Travis A. Hernandez and The Secretary of Housing and Urban Development were the Defendants.  
NOTICE IS HEREBY GIVEN that I shall sell at public auction to the highest bidder, at public vendue, at the Livingston County Courthouse (that being the place of holding the Circuit Court for said County), on the 19th of November, A.D., 2025 at 10:00 o'clock in the forenoon, Eastern Standard Time, the following described property, viz: A certain piece or parcel of land situated in the Township of Oceola, County of Livingston, State of Michigan: Lots 4 and 5 and the South 50 feet of Lots 1, 2, and 3, Block 1, of OAKWOODS COUNTRY CLUB SUBDIVISION, according to the plat thereof, recorded in Liber 2 of Plats, page(s) 77, Livingston County Records. 4707-30-301-367 c/k/a: 1487 Butler Blvd, Howell, MI 48843  
The redemption period shall be 6 months from the date of such sale. Except 1 year redemption ONLY for the United States of America.  
John Whitehurst, Deputy Sheriff \_/s/ Gregory MacKay  
Gregory MacKay of Schneiderman & Sherman P.C.  
Attorney for Michigan State Housing Development Authority  
Schneiderman & Sherman P.C.  
23938 Research Dr, Suite 300  
Farmington Hills, MI 48335  
1573188  
(02-15)  
  
(2-15-26 FNV)



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



“Serving the Local Communities”

www.fowlervillenewsandviews.com  
fowlervillenews@gmail.com

STATE OF MICHIGAN  
JUDICIAL DISTRICT  
44TH JUDICIAL CIRCUIT  
COUNTY PROBATE

ORDER REGARDING  
ALTERNATE SERVICE

CASE NO. and JUDGE  
26-33116-CZ Judge Susan Longworth  
Court address and telephone no.  
204 S. Highlander Way, Ste. 5,  
Howell, MI 48843  
(517) 546-9816

Plaintiff name(s), address(es), and telephone no(s)  
BUTLER HOMES MI LLC  
c/o Swistak Levine, P.C.

Plaintiff’s attorney, bar no., address, and telephone no.  
Jarrett E. Levine (P71902)  
30833 Northwestern Hwy., Ste. 120  
Farmington Hills, Michigan, 48334  
(248) 851-8000

V

Defendent name(s), address(es), and telephone no(s).  
JOHN DOE  
11724 Valerie Ln.,  
Whitmore Lake, MI 48189

THE COURT FINDS:

- ☒ 1. Service of process upon the defendant, JOHN DOE, cannot reasonably be made as provided in

☒ MCR 2.105

☐ MCR 2.107(B)(1)(b)

and service of process may be made in a manner that is reasonably calculated to give the defendant actual notice of the proceedings and an opportunity to be heard.

IT IS ORDERED:

- ☒ 2. Service of the ☒summons and complaint

☐ other:  
and a copy of this order shall be made by the following method(s).

☒ a. First-class mail to 11724 Valerie Ln., Whitmore Lake, MI 48189

☒ b. Tacking or firmly affixing to the door at 11724 Valerie Ln., Whitmore Lake, MI 48189

☐ c. Delivering at \_\_\_\_\_  
to a member of the defendant’s household who is of suitable age and discretion to receive process, with instructions to deliver it promptly to the defendant.

☒ d. Other: Certified Mail, return receipt requested to: 11724 Valerie Ln., Whitmore Lake, MI 48189 and by publication in Livingston County Legal News for three consecutive weeks based on MCR 2.106.  
For each method used, proof of service must be filed promptly with the court.
- ☐ 3. The motion for alternate service is denied.

Date: 1-27-2026

Judge: Hon. Susan Longworth P-65575

(2-15, 2-22 & 3-1-26 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 18, 2026. 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): Michael Grace, 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): Lakeview Loan Servicing, LLC

Date of Mortgage: November 6, 2023

Date of Mortgage Recording: November 7, 2023

Amount claimed due on date of notice: \$478,410.67

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: Unit 16, Moon Shadows on Rush Lake Condominium, according to the Master Deed recorded In Liber 1463, Pages 923 through 985 both inclusive, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 28, together with rights in general common elements and limited common elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended  
Common street address (if any): 2940 Dana Pointe Dr, Pinckney, MI 48169-8510

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 15, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1584423

(02-15)(03-08)

(2-15, 2-22, 3-1 & 3-8-26 FNV)

ATTN 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.

ATTN PURCHASERS: This sale may be rescinded where required by law. The foreclosing mortgagee will not otherwise attempt to retroactively set aside a lawfully conducted sale without your express written consent. In that event, your damages cannot be unilaterally disclaimed; rather, you will be justly compensated for your cooperation and/or inconvenience.

NOTICE OF FORECLOSURE BY ADVERTISEMENT - Notice is given under section 3212 of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 a.m. on Wednesday, March 25, 2026. 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 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 given by Hilal Khalil, mortgagor, to Next Bridge Funding, LLC, mortgagee, dated July 30, 2025, and recorded August 15, 2025 as Instrument No. 2025R-016116 in the Livingston County Register of Deeds. There is claimed to be due on such mortgage the sum of three hundred fifty-nine thousand four hundred thirty-three and 99/100 dollars (\$359,433.99) including principal and interest.

The premises are located in the City of South Lyon, Livingston County, Michigan, and are described as: Lot 12, Oakwood Meadows Subdivision, as recorded in Liber 14, Page 24-25 of Plats, Livingston County Records Tax ID No.: 471624301012

Commonly known as: 13428 Sequoia, South Lyon, MI 48178

The redemption period shall be six 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.

Dated: February 5, 2026

Eric K. Wein, Esq.

Attorney for Mortgagee

23077 Greenfield Rd., Suite 425

Southfield, MI 48075

248 559-6400

(02-15)(03-08)

(2-15, 2-22, 3-1 & 3-8-26 FNV)

MARION TOWNSHIP  
ZONING BOARD OF  
APPEALS  
PUBLIC NOTICE

Marion Township Zoning Board of Appeals will hold a Public Hearing on Monday, March 2, 2026 at 7:30 pm. The meeting will be held at the Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843, (517) 546-1588. The purpose of the meeting is for regular business and to hear a request for the following appeal, interpretation and/or variance.

ZBA Case #02-26 – Tax Code 4710-16-200-009

Applicant: Chase Ouillette  
3511 Jewell Rd  
Howell, MI 48843

Request: The applicant is seeking a variance to Section 8.01 F 1 – Minimum Lot Area and 6.07 3 – Accessory Building Location

Submittals can be viewed online at [www.marion-township.com](http://www.marion-township.com) under agendas/minutes, click on link to Zoning Board of Appeals.

Interested parties may review the above-mentioned proposal at the Marion Township Hall during regular business hours, Monday through Thursday from 9:00 am to 5:00 pm.

Those unable to attend the public hearing are invited to submit written comments to the attention of the Zoning Board of Appeals Chair, Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843 by 5:00 p.m. on Tuesday, February 23, 2026.

Marion Township will provide necessary, reasonable auxiliary aids and services to individuals with disabilities. Anyone requiring auxiliary aids and services should contact the Marion Township Clerk no later than 5:00 p.m., Monday, February 16, 2026.

Jim Witkowski, SECRETARY  
ZONING BOARD OF APPEALS  
(2-15-26 FNV)

MARION TOWNSHIP  
2026 MARCH  
BOARD OF REVIEW

The Marion Township Board of Review will convene for its organizational meeting on Tuesday, March 3, 2026 at 10 am. No appeals of property assessments will be heard at this meeting.

The 2026 tentative equalization ratio is 50% and the estimated multiplier is 1.0000 for all property classifications.

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

Monday, March 9, 2026 1:30 pm-9:00 pm  
Tuesday, March 10, 2026 9:30 am-4:30 pm

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

Residents and non-residents may appeal by letter. Written appeals must be received no later than noon on Tuesday, March 10, 2026.

William Fenton  
Secretary, Board of Review  
(2-15, 2-22 & 3-1-26 FNV)



517-223-8760  
206 E. Grand River  
P.O. Box 937  
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fowlervillenews@gmail.com

ATTN 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.

ATTN PURCHASERS: This sale may be rescinded where required by law. The foreclosing mortgagee will not otherwise attempt to retroactively set aside a lawfully conducted sale without your express written consent. In that event, your damages cannot be unilaterally disclaimed; rather, you will be justly compensated for your cooperation and/or inconvenience.

NOTICE OF FORECLOSURE BY ADVERTISEMENT - Notice is given under section 3212 of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 a.m. on Wednesday, March 25, 2026. 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 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 given by Bob Leon, Member of Angel Cash Property Solutions, LLC, mortgagor, to Next Bridge Funding, LLC, mortgagee, dated April 25, 2025, and recorded May 9, 2025 as Instrument No. 2025R-008911 in the Livingston County Register of Deeds. There is claimed to be due on such mortgage the sum of five hundred ninety thousand two hundred eight and 11/100 dollars (\$590,208.11) including principal and interest. The premises are located in the City of Brighton, Livingston County, Michigan, and are described as: Lot 15, Heritage Farms of Crooked Lake, as recorded in Liber 16, Page 28 of Plats, Livingston County Records Tax ID No.: 1122203015 Commonly known as: 5910 Cedar Knoll, Brighton, MI 48116

The redemption period shall be six 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.

Dated: February 6, 2026  
Eric K. Wein, Esq.  
Attorney for Mortgagee  
23077 Greenfield Rd., Suite 425  
Southfield, MI 48075  
248 559-6400

(02-15)(03-08)  
  
(2-15, 2-22, 3-1 & 3-8-26 FNV)

## IOSCO TOWNSHIP BOARD OF REVIEW

The Organizational Meeting of the Iosco Township Board of Review will be held on Tuesday, March 3, 2026, at 1:00 p.m. at the Iosco Township Hall, 2050 Bradley Rd, Webberville, MI 48892.

The Board of Review will meet to hear appeals of 2026 assessments, by appointment, on Monday, March 9, 2026, from 9:00 a.m. to 12:00 noon and 1:00 p.m. to 4:00 p.m.; on Tuesday, March 10, 2026 from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Appointments can be scheduled by calling 517-223-9545

Resident and non-resident property owners may protest by letter. Letter appeals must be received by the last date of March Board of Review (March 10, 2026 by 6pm; Postmarks are not accepted).

Tentative ratios and estimated multipliers for each class of property for 2026 are as follows:

CLASS	TENTATIVE RATIO	ESTIMATED FACTOR
AGRICULTURAL	47.36	1.0557
COMMERCIAL	63.05	0.7930
INDUSTRIAL	48.92	1.0221
RESIDENTIAL	49.25	1.0152
PERSONAL	50.00	1.0000

The inflation rate multiplier (CPI) for use in calculating 2026 capped values is 1.027

Joseph Parker  
Secretary to Board of Review  
Anne Allen  
Assessor  
(2-8, 2-15 & 2-22-26 FNV)

## CONWAY TOWNSHIP 8015 N FOWLERVILLE ROAD P.O. BOX 1157 FOWLERVILLE, MI 48836-1157 517-223-0358 MARCH 2026 BOARD OF REVIEW

The tentative ratios and the estimated multipliers for each class of real property and personal property for 2026 are as follows

CLASS	RATIO	MULTIPLIER
Agriculture	47.47	1.0533
Industrial	45.64	1.0955
Residential	49.48	1.0105
Commercial	47.87	1.0445
Commercial Personal	50.00	1.0000
Utility Personal	50.00	1.0000

The inflation rate multiplier (CPI) for use in calculating 2026 capped values is 1.027

### DATES AND TIMES

#### Organizational Meeting:

Tuesday March 3, 2026  
9:00 a.m.

#### Appeal Meetings:

Monday March 9, 2026  
9:00 a.m. to 12:00 p.m.  
1:00 p.m. to 4:00 p.m.

Wednesday March 11, 2026  
1:00 p.m. to 4:00 p.m.  
6:00 p.m. to 9:00 p.m.

Letters of appeal from both residents and non-residents are allowed and may include those delivered in person or by mail to Conway Township, 8015 N. Fowlerville Road, PO Box 1157, Fowlerville, MI 48836. The letter must arrive at the Township by 6 p.m. on March 11, 2026 (Post mark is not accepted).

Brande Nogafsky      Mike Brown  
Assessor              Secretary to Board of Review

Posted at Conway Township 2/4/2026  
(2-8, 2-15 & 2-22-26 FNV)

## 2026 MARCH BOARD OF REVIEW MEETING SCHEDULE Locke Township, Ingham County

The Locke Township Board of Review for March 2026 will be held in-person at the Locke Township Hall, 3805 Bell Oak Road Williamston, MI 48895. Taxpayers are able to protest by letter sent to: Board of Review, 3805 Bell Oak Road Williamston, MI 48895, provided protest is received prior to March 10, 2026.

### The Locke Township March Board of Review will meet on the following dates:

- Tuesday, March 3, 2026, 10:00 a.m. - **Organizational Meeting**
- Monday, March 9, 2026, 9:00 a.m. to 3:00 p.m. - **Appeal Hearing**
- Tuesday, March 10, 2026, 1:00 p.m. to 4:00 p.m. - **Appeal Hearing**
- Tuesday, March 10, 2026, 6:00 p.m. to 9:00 p.m. - **Appeal Hearing**

The tentative ratios and the estimated multipliers for each class of real property and personal property for 2026 are as follows:

\* Agricultural.....46.76%.....1.06929  
\* Commercial.....44.12%.....1.13328  
\* Industrial.....48.99%.....1.02062  
\* Residential.....43.52%.....1.14890  
\* Personal Property....50.00%.....1.00000

### Americans With Disabilities (ADA) Notice

The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon 2 day notice. Contact: Mary Shinkle, Clerk, 3805 Bell Oak Road Williamston, MI 48895 or 517-468-3405

John Cunningham,  
Locke Township Assessor  
(2-15, 2-22 & 3-1-26 FNV)

## LEROY TOWNSHIP 2026 MARCH BOARD OF REVIEW

The organizational meeting of the March Board of Review will be at 9:00 a.m., Tuesday, March 3, 2026 at Leroy Township Hall. No appeals will be heard at this meeting. The completed 2026 Assessment Roll will be presented to the Board of Review at this meeting.

The Board of Review Public Appeals will be heard at the Leroy Township Hall 1685 N. M-52, Webberville on Monday, March 9, 2026 from 9:00 a.m.-3:00 p.m. and Tuesday, March 10, 2026 from 3:00-9:00 p.m.

The Leroy Township Board of Review will meet by appointment only, please call:

**517-521-3729 for an appointment.**

A written appeal by mail may be made by residents and non-residents and must be received no later than Monday, March 9, 2026 Please include your property identification number in your letter. Mail letter of protest to:

Leroy Township Board of Review  
1685 N. M-52  
Webberville, MI 48892

CLASS	RATIO	MULTIPLIERS
Agricultural	44.15	1.13251
Commercial	48.34	1.03434
Industrial	46.71	1.07044
Residential	46.39	1.07782
Personal	50.00	1.00000

### (ADA) Americans With Disabilities Notice

The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon 5 days notice. The building has a barrier free entrance.

John Cunningham  
Leroy Township Assessor  
(2-15, 2-22 & 3-1-26 FNV)

2025 Water Quality Report for Village of Webberville

Water Supply Serial Number: 06970

This report covers the drinking water quality for the Village of Webberville for the 2025 calendar year. This information is a snapshot of the quality of the water that we provided to you in 2025. Included are details about where your water comes from, what it contains, and how it compares to United States Environmental Protection Agency (U.S. EPA) and state standards.

Your water comes from 3 groundwater wells, each over 200 feet in depth. Two wells are located at 425 Maple St. and one well located at 180 Pine St. The State performed an assessment of our source water to determine the susceptibility or the relative potential of contamination. The susceptibility rating is on a seven-tiered scale from “very-low” to “very-high” based on geologic sensitivity, well construction, water chemistry and contamination sources. The susceptibility of our source is moderately high for each well.

There are no significant sources of contamination in our water supply. We are making efforts to protect our sources by participating in a wellhead protection program and conducting regular source water monitoring.

If you would like to know more about this report, please contact: Ryan Jones, Public Works Superintendent, at (517)375-8671 or [rjones@webbvill.com](mailto:rjones@webbvill.com).

**Contaminants and their presence in water:** Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the U.S. EPA's Safe Drinking Water Hotline (800-426-4791).

**Vulnerability of sub-populations:** Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune systems disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. U.S. EPA/ Center for Disease Control guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

**Sources of drinking water:** The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. Our water comes from wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

**Contaminants that may be present in source water include:**

- Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations and wildlife.
- Inorganic contaminants**, such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- Pesticides and herbicides**, which may come from a variety of sources such as agriculture and residential uses.
- Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.
- Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.



In order to ensure that tap water is safe to drink, the U.S. EPA prescribes regulations that limit the levels of certain contaminants in water provided by public water systems. Federal Food and Drug Administration regulations establish limits for contaminants in bottled water which provide the same protection for public health.

Water Quality Data

The table below lists all the drinking water contaminants that we detected during the 2025 calendar year. The presence of these contaminants in the water does not necessarily indicate that the water poses a health risk. Unless otherwise noted, the data presented in this table is from testing done January 1 through December 31, 2025. The State allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. All the data is representative of the water quality, but some are more than one year old.

**Terms and abbreviations used below:**

- Maximum Contaminant Level Goal (MCLG):** The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- Maximum Contaminant Level (MCL):** The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.
- Maximum Residual Disinfectant Level (MRDL):** The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- Maximum Residual Disinfectant Level Goal (MRDLG):** The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- Treatment Technique (TT):** A required process intended to reduce the level of a contaminant in drinking water.
- N/A:** Not applicable
- ND:** not detectable at testing limit

- ppm:** parts per million or milligrams per liter
- ppb:** parts per billion or micrograms per liter
- ppt:** parts per trillion or nanograms per liter
- pCi/L:** picocuries per liter (a measure of radioactivity)
- Action Level (AL):** The concentration of a contaminant which, if exceeded, triggers treatment or other requirements that a water system must follow.
- Level 1 Assessment:** A study of the water supply to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- Level 2 Assessment:** A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/ or why total coliform bacteria have been found in our water system on multiple occasions.

Regulated Contaminant	MCL, TT, or MRDL	MCLG or MRDLG	Level Detected	Range	Year Sampled	Violation Yes/No	Typical Source of Contaminant
Arsenic (ppb)	10	0	7	N/A	2025	No	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes.
Barium (ppm)	2	2	0.292	N/A	2025	No	Discharge of drilling wastes; Discharge of metal refineries; Erosion of natural deposits.
Nitrate (ppm)	10	10	ND	N/A	2025	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.
Nitrite (ppm)	1	1	ND	N/A	2025	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.
Cyanide (ppm)	0.2	0.2	ND	N/A	2025	No	Industrial wastewater from metal finishing and chemical manufacturing.
Fluoride (ppm)	4	4	Average 0.265	0.25-0.28	2025	No	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories.
Sodium <sup>1</sup> (ppm)	N/A	N/A	16	N/A	2025	No	Erosion of natural deposits.
SOC (synthetic organic chemicals)	N/A	N/A	ND	N/A	2025	No	Industrial and agricultural runoff.
TTHM Total Trihalo-methanes (ppb)	80	N/A	ND	N/A	2025	No	Byproduct of drinking water disinfection.
HAA5 Haloacetic Acids (ppb)	60	N/A	ND	N/A	2025	No	Byproduct of drinking water disinfection.
Chlorine <sup>2</sup> (ppm)	4	4	Average 0.22	0.06-0.45	2025	No	Water additive used to control microbes.
Alpha emitters (pCi/L)	15	0	2.2	1.4-3.3	2023	No	Erosion of natural deposits.
Combined radium (pCi/L)	5	0	4.3	N/A	2023	No	Erosion of natural deposits.
Uranium (ppb)	30	0	ND	N/A	2024	No	Erosion of natural deposits.
Total Coliform	TT	N/A	N/A	N/A	Monthly	No	Naturally present in the environment
E. coli in the distribution system (positive samples)	See E. coli note <sup>3</sup>	0	0	N/A	Monthly	No	Human and animal fecal waste.
Fecal Indicator – E. coli at the source (positive samples)	TT	N/A	0	N/A	2025	No	Human and animal fecal waste.

<sup>1</sup> Sodium is not a regulated contaminant.  
<sup>2</sup> The chlorine “Level Detected” was calculated using a running annual average.  
<sup>3</sup> E. coli MCL violation occurs if: (1) routine and repeat samples are total coliform-positive and either is E. coli-positive, or (2) the supply fails to take all required repeat samples following E. coli-positive routine sample, or (3) the supply fails to analyze total coliform-positive repeat sample for E. coli.



2025 Water Quality Report for Village of Webberville, continued

Per- and polyfluoroalkyl substances (PFAS)							
Regulated Contaminant	MCL, TT, or MRDL	MCLG or MRDLG	Level Detected	Range	Year Sampled	Violation Yes/No	Typical Source of Contaminant
Hexafluoro-propylene oxide dimer acid (HFPO-DA) (ppt)	370	N/A	ND	0	2025	No	Discharge and waste from industrial facilities utilizing the Gen X chemical process.
Perfluoro-robutane sulfonic acid (PFBS) (ppt)	420	N/A	ND	0	2025	No	Discharge and waste from industrial facilities; stain-resis- tant treatments.
Perfluoro-rohexane sulfonic acid (PFHxS) (ppt)	51	N/A	ND	0	2025	No	Firefighting foam; discharge and waste from industrial facilities.
Perfluoro-hexanoic acid (PFHxA) (ppt)	400,000	N/A	ND	0	2025	No	Firefighting foam; discharge and waste from industrial facilities.
Perfluoro-nonanoic acid (PFNA) (ppt)	6	N/A	ND	0	2025	No	Discharge and waste from industrial facilities; breakdown of precursor compounds.
Perfluoro-rooctane sulfonic acid (PFOS) (ppt)	16	N/A	ND	0	2025	No	Firefighting foam; discharge from electroplating facilities; discharge and waste from industrial facilities.
Perfluoroooc- tanoic acid (PFOA) (ppt)	8	N/A	ND	0	2025	No	Discharge and waste from industrial facilities; stain- resistant treatments.

Inorganic Contaminant Subject to Action Levels (AL)	Action Level	MCLG	Your Water <sup>4</sup>	Range of Results	Year Sampled	Number of Samples Above AL	Typical Source of Contaminant
Lead (ppb)	12	0	1	0-3	2024	0	Lead service lines, corrosion of household plumbing including fittings and fixtures; Erosion of natural deposits.
Copper (ppm)	1.3	1.3	0.1	0-0.2	2024	0	Corrosion of household plumbing systems; Erosion of natural deposits.

<sup>4</sup> Ninety (90) percent of the samples collected were at or below the level reported for our water.

**Information about lead:** Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. The Village of Webberville is responsible for providing high quality drinking water and removing lead pipes but cannot control the

variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family’s risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for at least 5 minutes to flush water from both your home plumbing and the lead service line. If you are concerned about lead in your water and wish to have your water tested, contact the Village of Webberville at (517)521-3984 for available resources. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.

The Village of Webberville has zero lead service lines. We conducted our service line inventory and found no lead lines, 375 lead status unknown, and 472 total service lines. The service line inventory is available upon request by contacting the Village offices at (517)521-3984 between 8:00am and 4:00pm.

There is no safe level of lead in drinking water. Exposure to lead in drinking water can cause serious health effects in all age groups. Infants and children can have decreases in IQ and attention span. Lead exposure can lead to new learning and behavior problems or exacerbate existing learning and behavior problems. The children of persons who are exposed to lead before or during pregnancy can have increased risk of these adverse health effects. Adults can have increased risks of heart disease, high blood pressure, kidney, or nervous system problems.

Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson’s Disease should consult their personal doctor.

While your drinking water meets the U.S. EPA standard for arsenic, it does contain low levels of arsenic. The U.S EPA standard balances the current understanding of arsenic’s possible health effects against the costs of removing arsenic from drinking water. The U.S. EPA continues to research the health effects of low levels of arsenic, which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

Monitoring and Reporting to the Department of Environment, Great Lakes, and Energy (EGLE) Requirements: The State of Michigan and the U.S. EPA require us to test our water on a regular basis to ensure its safety. We met all the monitoring and reporting requirements for 2025.

We will update this report annually and will keep you informed of any problems that may occur throughout the year, as they happen. Copies are available at Webberville Village Offices located at 115 S. Main St. Webberville, MI 48892. This report will not be sent to you.

We invite public participation in decisions that affect drinking water quality. Village council meetings are held on the second Tuesday of the month at the Village Offices located at 115 S. Main St. at 6 P.M. For more information about your water, or the contents of this report, contact Ryan Jones, Public Works Superintendent at (517)371-8671 or [rjones@webbvill.com](mailto:rjones@webbvill.com). This report will be posted to the Village website at [www.webbervillmi.com](http://www.webbervillmi.com). For more information about safe drinking water, visit the U.S. EPA at <http://www.epa.gov/safewater>.