

**NOTICE OF CONDOMINIUM ASSOCIATION
LIEN FORECLOSURE SALE**

WHEREAS, default has been made in the terms and conditions of the Master Deed of Red Cedar Crossing West dated February 22, 2019, signed on February 22, 2019, and recorded on February 25, 2019, in Document 2019-R-004371, Livingston County, Michigan, Register of Deeds, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 427 (the “Master Deed”). Said default under the Master Deed has resulted in the recordation of a “Notice of Lien for Nonpayment of Assessments” by Red Cedar Crossing West Condominium Association, said Notice of Lien for Nonpayment of Assessments being dated September 25, 2025, signed on September 25, 2025, and recorded on September 26, 2025, in Document No. 2025R-019259, Livingston County, Michigan, Register of Deeds (the “Lien”) on which Lien there is claimed to be due, as of the date hereon, the sum of TWO THOUSAND SIX HUNDRED AND 85/100 DOLLARS (\$2,600.85).

Under the power of sale contained in the Michigan Condominium Act of 1978, MCL 559.208(2), and Article V, Section 5.5 of the Condominium Bylaws, attached as Exhibit A to the said Master Deed, please take notice as follows: Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Lien will be foreclosed by a sale of the lien premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Livingston County, starting promptly at 10:00AM, on June 17, 2026. The amount due on the Lien may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the premises. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Said premises are located in the Township of Handy, County of Livingston, State of Michigan, and more particularly described as: Unit 109, Red Cedar Crossing West, According to the Master Deed recorded in Document No.2019R-004371, Livingston County Records, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 427, together with rights in general common elements and limited common elements as set forth in the above described master deed and any amendments thereto, and as disclosed by Act 59 of the Public Acts of 1978, as amended.

Owner(s) of Record: Joshua Wright and Alexis Wright
Property Address: 8674 Honey River Drive, Fowlerville, Michigan 48836
Parcel ID No. 4705-22-102-109

Attention condominium co-owner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Lien at the telephone number stated in this Notice. The redemption period shall be six (6) months from the date of such sale pursuant to MCL 559.208(2) unless the property is determined abandoned, then, in that event, the redemption period shall be one (1) month from the date of such sale pursuant to MCL 559.208(2), after which Joshua Wright and Alexis Wright and all persons claiming through or under them shall be forever barred from all equity of redemption. Pursuant to MCL 600.3278, if the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, the owner, Joshua Wright and Alexis Wright, will be held responsible to the person who buys the property at the foreclosure sale or to Red Cedar Crossing West Condominium Association for damaging the property during the redemption period.

Dated: May 11, 2026

By: Red Cedar Crossing West Condominium Association, a Michigan Nonprofit Corporation

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

Sarina Saravi, Esq.
Hirzel Law, PLC
37085 Grand River Avenue, Suite 200
Farmington, Michigan 48335
Phone: (248) 478-1800
Hirzel Law, PLC
File No. 19611

(05-17)(06-07)

(5-17, 5-24, 5-31 & 6-7-26 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

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 7/8/2026. 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.

Names of Mortgagor(s): Clara B Malczewski and Ronald J Malczewski. Original mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Nations Lending Corporation. Date of mortgage: 8/26/2020. Mortgage recorded on 9/3/2020 as Document No. 2020R-030250. Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC. Amount claimed to be due at the date hereof: \$263,190.24

Mortgaged premises: Situated in Livingston County, and described as: THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF HAMBURG, COUNTY OF LIVINGSTON AND STATE OF MICHIGAN, TO-WIT: LOT 9 OF HALF MOON LAKE ESTATES NO.1, A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 AND THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWN 1 NORTH, RANGE 5 EAST, MICHIGAN, AS RECORDED IN LIBER 12 OF PLATS, PAGES 12 AND 13, LIVINGSTON COUNTY RECORDS. Commonly known as 10142 Mcgregor Rd, Pinckney, MI 48169.

The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

Date of Notice: 05/17/2026.

Codilis & Moody, P.C.
15W030 North Frontage Road, Suite 100
Burr Ridge, IL 60527
(313) 536-2500.

This law firm is a debt collector. C&M File 23-26-00287

(05-17)(06-07)

(5-17, 5-24, 5-31 & 6-7-26 FNV)

**NOTICE OF CONDOMINIUM ASSOCIATION
LIEN FORECLOSURE SALE**

WHEREAS, default has been made in the terms and conditions of the Master Deed of Red Cedar Crossing dated July 26, 2004, signed on July 26, 2004, and recorded on August 2, 2004, in Liber 4533, Page 924, et seq., Livingston County, Michigan, Register of Deeds, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 331 (the “Master Deed”).

Said default under the Master Deed has resulted in the recordation of a “Notice of Lien for Nonpayment of Assessments” by Red Cedar Crossing Condominium Association, said Notice of Lien for Nonpayment of Assessments being dated December 12, 2025, signed on December 12, 2025, and recorded on December 12, 2025, in Document No. 2025R-025181, Livingston County, Michigan, Register of Deeds (the “Lien”) on which Lien there is claimed to be due, as of the date hereon, the sum of THREE THOUSAND ONE HUNDRED THREE AND 88/100 DOLLARS (\$3,103.88).

Under the power of sale contained in the Michigan Condominium Act of 1978, MCL 559.208(2), and Article II, Section 6 of the Condominium Bylaws, attached as Exhibit A to said Master Deed, please take notice as follows: Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Lien will be foreclosed by a sale of the lien premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on June 24, 2026. The amount due on the Lien may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the premises. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Said premises are located in the Township of Handy, County of Livingston, State of Michigan, and more particularly described as: Unit No. 286, Red Cedar Crossing, a Condominium according to the Master Deed recorded in Liber 4533, Page 924, et seq., Livingston County Records, and any amendments thereto, designated as Livingston County Condominium Subdivision Plan No. 331. Together with rights in general common elements and limited common elements as set forth in the above Master Deed, and any amendments thereto, and as described in Act 59 of the Public Acts of 1978, as amended. Owner(s) of Record: Michael John Gessler
Property Address: 2740 West Fork River Drive, Fowlerville, MI 48836
Parcel ID No. 4705-22-101-286

Attention condominium co-owner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Lien at the telephone number stated in this Notice. The redemption period shall be six (6) months from the date of such sale pursuant to MCL 559.208(2) unless the property is determined abandoned, then, in that event, the redemption period shall be one (1) month from the date of such sale pursuant to MCL 559.208(2), after which Michael John Gessler and all persons claiming through or under him shall be forever barred from all equity of redemption. Pursuant to MCL 600.3278, if the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, the owner, Michael John Gessler, will be held responsible to the person who buys the property at the foreclosure sale or to Red Cedar Crossing Condominium Association for damaging the property during the redemption period.

Dated: May 14, 2026

By: Red Cedar Crossing Condominium Association, a Michigan Nonprofit Corporation

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

Sarina Saravi, Esq.
Hirzel Law, PLC
37085 Grand River Avenue, Suite 200
Farmington, Michigan 48335
Phone: (248) 478-1800
Hirzel Law, PLC
File No. 19957

(05-24)(06-14)

(5-24, 5-31, 6-7 & 6-14-26 FNV)

**PUBLIC HEARING
Notice of a Public Hearing
on the Proposed
2026-2027 School Budget**

Please take notice that on Monday, June 22, 2026 at **6:00 PM**, the Board of Education of Webberville Community Schools will hold a public hearing to consider the District’s proposed 2026-2027 budget. The meeting will take place in the Webberville Community Schools Spartan Center Community Room.

The Board may not adopt its proposed 2026-2027 budget until after the public hearing. A copy of the proposed 2026-2027 budget will be available for public inspection during normal business hours in the District Administration Office, 309 E. Grand River, Webberville, MI.

The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.

The regular school board meeting will take place immediately following the public hearing.

This notice is given by order of the Board of Education.

Jennifer Lycos, Secretary
Webberville Community Schools Board of Education
(5-31-26 FNV)

Friendly Reminder

Leroy Township Board meetings now start at **6:00 pm instead of 7:00 pm**. If you would like to add an item to the meeting agenda, please contact Gina L. Whitehead, Township Clerk.

517-521-3729 x 103
clerk@leroytownship-mi.gov

(5-17, 5-24 & 5-31-26 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 JUNE 10, 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 Thomas E. Zielinski, a single man, to Mortgage Electronic Registration Systems, Inc., as nominee for Capital Mortgage Funding, a division of United Shore Financial Services, LLC, its successors and assigns, Mortgagee, dated August 30, 2012 and recorded September 7, 2012 in Instrument Number 2012R-030784 Livingston County Records, Michigan. Said mortgage is now held by Lakeview Loan Servicing, LLC, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Ten Thousand Six Hundred Seven and 18/100 Dollars (\$110,607.18).

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 JUNE 10, 2026.

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

Part of the East 1/2 of the Southwest 1/4 of Section 32, Town 4 North, Range 4 East, Cohoetah Township, Livingston County, Michigan, described as follows: Commencing at the South 1/4 corner of said Section 32; thence North 88 degrees 49 minutes 47 seconds West along the centerline of Allen Road, said centerline also being the South line of said Section 32, 362.60 feet to the Southwest corner of Indian Springs lake, a subdivision as recorded in Liber 3 of Plats, page 19, Livingston County Records; thence North 88 degrees 40 minutes 05 seconds West along said centerline of Allen Road and South Section line 701.22 feet to the point of beginning of the parcel to be described; thence continuing North 88 degrees 40 minutes 05 seconds West along said centerline and South Section line, 233 feet; thence North 00 degrees 34 minutes 28 seconds East 373 feet; thence South 88 degrees 40 minutes 05 seconds East 233 feet; thence South 00 degrees 34 minutes 28 seconds West 373 feet to the point of beginning.

4772 W Allen Rd, Howell, Michigan 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. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

Dated: May 10, 2026

File No. 26-004153

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(05-10)(05-31)

(5-10, 5-17, 5-24 & 5-31-26 FNV)

ELGA Credit Union- Legal Department
6065 Grand Pointe Blvd. Grand Blanc, Michigan 48439
THIS OFFICE IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

Notice of foreclosure by advertisement- A default has been made in the conditions of a certain mortgage made by Gary & Jennifer McFarland, Husband and Wife (hereafter "Mortgagors"), to ELGA Credit Union, a Michigan financial institution and Mortgagee, dated October 7, 2022, and thereafter recorded on October 17, 2022, in instrument no. 2022R-027368 of the Livingston County Register of Deeds.

There is claimed to be due at the date hereof the sum of Twenty Thousand, Nine-Hundred and Thirty-Four and 42/100 (\$20,934.42) Dollars including interest at the rate of 5.250% per annum. Under the power of sale contained in said mortgage 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 aforementioned 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 June 10, 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.

Said Premises is located in the Township of Hamburg, County of Livingston, and legally described as follows: Lot 318, of Huron Country Club Subdivision, according to the recorded plat thereof, as recorded in Liber 2, of Plats on Page 81, Livingston County Records. Commonly known as 8639 Legrand Dr., Brighton, MI 48116.

The redemption period shall be six (6) months from the date of sale unless determined abandoned in accordance with MCL § 600.3214(a), in which case the redemption period shall be 30 days from the date of sale.

To all purchasers: the foreclosing Mortgagee can rescind the sale. In that event, your damages, if any, are solely limited to the return of the bid amount tendered at sale, plus interest. If the property is sold at sheriff's sale, in accordance with MCL § 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If you are a tenant in the property, please contact our office as you may have certain rights.

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: May 4, 2026

ELGA Credit Union-
Legal Department Attorneys for the Mortgagee
6065 Grand Pointe Blvd.
Grand Blanc, Michigan 48439
(810) 715-3452

(05-10)(05-31)

(5-10, 5-17, 5-24 & 5-31-26 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE
26-24202-DE

Hon. Miriam A. Cavanaugh

Court address and telephone no.

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

(517) 546-3750

Estate of Timothy Thomas Jagusch, deceased

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Timothy Thomas Jagusch, died 3/10/2026.

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

Date: 5/18/2026

Attorney:
Michael J. Leavitt P45336
P.O. Box 5490
Northville, MI 48167
248-349-3980

Personal Representative:

Laura B. Conley
8146 Older Lane
Fenton, MI 48430
586-942-2695

(5-31-26 FNV)

**FORECLOSURE NOTICE
NOTICE OF SALE**

TO ALL PURCHASERS - A lien has been recorded on behalf of Hidden Creek of Ocoola Condominium Association. The lien was executed on January 22, 2026 and recorded on January 23, 2026, as Instrument No. 2026R-001609, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Four Hundred and Ninety Two Dollars and Seventy-Five Cents (\$3,492.75).

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, July 1, 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 Christopher M. Nalley, and is situated in the Township of Ocoola, County of Livingston, State of Michigan, and is legally described as follows: Unit 219, of Hidden Creek, a Condominium according to the Master Deed recorded in Liber 4048, Page 0550 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 278. Sidwell No. 07-28-301-219
Commonly known as: 4103 Falmouth Ln, 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: May 14, 2026

Hidden Creek of Ocoola Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Sarah R. Karl
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(05-24)(06-21)

(5-24, 5-31, 6-7, 6-14 & 6-21-26 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE
26-24085-DE

MIRIAM A. CAVANAUGH

Court address and telephone no.

204 S Highlander Way # 2, Howell, MI 48843

Estate of KAREN HOFFMAN

Date of Birth: 04/21/1948

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, KAREN HOFFMAN, died 12/21/2025.

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

Date: 5/21/2026

Attorney:
LISA J SUTTON P63217
35339 23 MILE RD. #408
NEW BALTIMORE, MI 48047
313-350-8089

Personal Representative:

LISA J SUTTON
35339 23 MILE RD. #408
NEW BALTIMORE, MI 48047
313-350-8089

(5-31-26 FNV)

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



www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

“Serving the Local Communities”

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT.**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on June 10, 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): Matthew Gelardi and Chelsey Gelardi, husband and wife as joint tenants with full rights of survivorship

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

Foreclosing Assignee (if any): CITIZENS BANK NA

Date of Mortgage: January 30, 2017

Date of Mortgage Recording: February 9, 2017

Amount claimed due on date of notice: \$267,526.60

Description of the mortgaged premises: Situated in Township of Deerfield, Livingston County, Michigan, and described as: Parcel No. 2: Being a part of the North 1/2 of the Southeast 1/4 of Section 34, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan; commencing at the East 1/4 corner of Section 34, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan; thence North 89 degrees 46 minutes 54 seconds West 24.81 feet along the East-West 1/4 line of said Section to its intersection with the Westerly right of way line of Argentine road (66 feet wide); thence South 32 degrees 27 minutes 57 seconds West 444.70 feet; thence South 00 degrees 05 minutes 24 seconds East 773.69 feet; thence North 89 degrees 50 minutes 20 seconds West 200.00 feet; thence North 00 degrees 05 minutes 24 seconds West 1150.00 feet to said East-West 1/4 line of Section 34; thence South 89 degrees 46 minutes 54 seconds East 439.31 feet along said East-West 1/4 line to the point of beginning. Easement Parcel: A non-exclusive variable width private easement for ingress, egress and utilities over a part of the North 1/2 of the Southeast 1/4 of Section 34 and a part of the West 1/2 of the Southwest 1/4 of Section 35, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan being more particularly described as follows: commencing at the East 1/4 corner of Section 34, same being the West 1/4 corner of Section 35, Town 4 North, Range 5 East, Deerfield Township, Livingston County, Michigan; thence North 89 degrees 46 minutes 54 seconds West 24.81 feet along the East-West 1/4 line of said Section 34 to its intersection with the Westerly right of way line of Argentine road (66 feet wide) for a point of beginning; thence along said Westerly right of way line in the following 3 courses: South 06 degrees 52 minutes 45 seconds East 30.68 feet, Southerly 322.03 feet along the arc of an 843.15 foot radius circular curve to the left through a central angle of 21 degrees 53 minutes 00 seconds having a chord which bears South 17 degrees 49 minutes 15 seconds East 320.08 feet and South 28 degrees 45 minutes 43 seconds East 82.00 feet; thence South 61 degrees 14 minutes 15 seconds West 176.38 feet; thence North 05 degrees 58 minutes 23 seconds West 428.47 feet; thence North 89 degrees 46 minutes 54 seconds West 713.59 feet along a line lying 66.00 feet Southerly of and parallel with the East-West 1/4 line of said Section 34; thence North 00 degrees 05 minutes 24 seconds West 66.00 feet to said East-West 1/4 line, thence South 89 degrees 46 minutes 54 seconds East 771.81 feet along said East-West 1/4 line to the point of beginning of said private easement.

Common street address (if any): 6333 Argentine Rd, Howell, MI 48855-9237

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: May 10, 2026
Trott Law, P.C.

31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1592311
(05-10)(05-31)

(5-10, 5-17, 5-24 & 5-31-26 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 June 24, 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): Charles Schneider and Julie Schneider, 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): HSBC Bank USA, National Association, as Trustee of the Fieldstone Mortgage Investment Trust, Series 2006-2

Date of Mortgage: April 24, 2006

Date of Mortgage Recording: May 16, 2006

Amount claimed due on date of notice: \$238,832.94

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: Unit 28, Cobblestone Creek Condominium, according to the Master Deed recorded in Liber 1998 on Page 322, and designated as Livingston County Condominium Subdivision Plan No. 83, together with rights in common elements and limited general common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Common street address (if any): 10537 E Splitstone, Pinckney, MI 48169-9574

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: May 24, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1593978
(05-24)(06-14)

(5-24, 5-31, 6-7 & 6-14-26 FNV)

MORTGAGE FORECLOSURE

NOTICE DEFAULT having been made in the terms and conditions of a certain mortgage made by Phillip Vachon, a single man, whose mailing address is 2636 Tim Avenue, Brighton, MI 48114 to Orsa Credit Union f/k/a Community Financial Credit Union, whose address is 500 S. Harvey, P.O. Box 5050, Plymouth, MI 48170, on July 30, 2018 and recorded on August 6, 2018, at Document No. 2018R-020987, Livingston County Records, on which mortgage there is claimed to be due at the date of this notice the sum of FIFTY-FIVE THOUSAND SIX HUNDRED FIFTY-SEVEN AND 59/100 DOLLARS (\$55,657.59), plus interest, at a rate of 7.0% per annum, together with any additional sum or sums which may be paid by the undersigned as provided for in said mortgage, and no suit or proceedings at law or in equity having been instituted to recover the debt secured by said mortgage, or any part thereof.

NOW, THEREFORE, by virtue of the power of sale contained in said mortgage, and pursuant to the statute of the State of Michigan in such case made and provided, notice is hereby given that the undersigned will sell at public auction to the highest bidder, the premises described in said mortgage or so much thereof as may be necessary to pay the amount due on said mortgage, including all legal costs, charges and expenses, including the attorney fees allowed by law, and also any sum or sums which may be paid by the undersigned, necessary to protect its interest in the premises.

Which said premises are described as follows: Property situated in the Township of Brighton, County of Livingston, State of Michigan, more particularly described as follows: Lot 179 of WOODLAND LAKE ESTATE NO. 4, according to the plat thereof recorded in Liber 9 of Plats, Pages 37 and 38, Livingston County Records.

Commonly known as: 2636 Tim Avenue, Brighton, MI 48114

Tax Identification No.: 4712-18-302-020

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with 1948 CL 600.3241a, in which case the redemption period shall be thirty (30) days from the date of such sale. 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.

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, June 24, 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.

Dated: May 24, 2026

Mortgagee Orsa Credit Union f/k/a Community Financial Credit Union

500 S. Harvey, P.O. Box 5050

Plymouth, MI 48170

Pamela S. Ritter (P47886)

Attorney for Mortgagee Orsa Credit Union f/k/a Community Financial Credit Union Strobl Stark PLLC

33 Bloomfield Hills Pkwy., Ste. 125

Bloomfield Hills, MI 48304

(248) 540-2300

(05-24)(06-14)

(5-24, 5-31, 6-7 & 6-14-26 FNV)

**IOSCO TOWNSHIP
SYNOPSIS OF PROPOSED
MINUTES
May 21st, 2026**

The regular meeting of the Iosco Township Board was held on Thursday, May 21, 2026, at 7:00 P.M. Members Present: Bonnville, Dailey, Harman, Miller, & Parker. The following action was taken: 1) Motion to approve the agenda. 2) 1st. Call to the Public: There were no requests to be heard. 3) Motion to adopt the proposed Regular Meeting Minutes from 4/16/2026 4) Clerk's report. 5) Treasurer's report. 6) Motion to pay \$78,439.59 in Township bills. 7) Fire Board update was heard. 8) Planning Commission update was heard. 9) Assessor & Zoning Administrator's report was heard. 10) Motion to approve Williams & Works proposal for \$7500.00 for Iosco Township's Master Plan update. 11) Motion to adopt the Land Use Refund Policy. 12) Motion to allow Clerk Dailey to hire temporary election help at \$15.36 per hour not to exceed 40 hours for the August Primary election and the November General election. 13) 2nd Call to the Public: The public was heard from. 14) Motion to adjourn at 8:05 p.m.

Respectfully submitted,
Julie Dailey
Iosco Township Clerk
(5-31-26 FNV)

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 (at the main entrance of the Judicial Center, 204 S. Highlander Way in the City of Howell, Livingston County, Michigan), starting promptly at 10:00 o'clock A.M. on Wednesday, June 24, 2026.

Default has been made in the terms and conditions of the junior mortgage made by Justin T. Blair, single, as original mortgagor, to TCF National Bank, a national banking association, as original mortgagee, dated March 31, 2021, and recorded on April 7, 2021, at the Livingston County, Michigan Register of Deeds, in Instrument No. 2021R-015126, which mortgage is now held by The Huntington National Bank, a national banking association, successor in interest by merger to TCF National Bank.

The amount claimed to be due on this mortgage, on the date of this notice, was \$32,772.60. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

The description of the mortgaged premises is all that certain piece or parcel of land situated in the City of Howell, in the County of Livingston and State of Michigan further described as follows: Lot 24, "ASSESSOR'S PLAT NO.7", as recorded in Liber 4, Page 38 of Plats, Livingston County Records.

Commonly known as: 615 E. Washington St., Howell, MI The redemption period shall be Six (6) months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be thirty (30) days from the date of such sale or when the time to provide the notice required by MCLA 600.3241a(c) expires, whichever is later or unless the redemption period is shortened in accordance with MCLA 600.3238. If the property is sold at a foreclosure sale, under MCLA 600.3278, the borrower and mortgagor will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

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

Dated: May 14, 2026

The Huntington National Bank, a national banking association SHAHEEN, JACOBS & ROSS, P.C.

By: Michael J. Thomas, Esq. Attorneys for Mortgagee
615 Griswold St., Suite 1425
Detroit, Michigan 48226-3993
(313) 963-1301

(05-24)(06-14)

(5-24, 5-31, 6-7 & 6-14-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on July 22, 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 William R. Stewart, Jr. to Navy Federal Credit Union dated February 9, 2024 and recorded February 14, 2024 as Instrument No. 2024R-002299, Livingston County, Michigan. Said Mortgage is now held by Navy Federal Credit Union by assignment and/or merger. There is claimed to be due at the date hereof the sum of \$519,406.63.

Said premises are located in Livingston County, Michigan and are described as: Situated in the Township of Green Oak, County of Livingston, State of Michigan Unit 8, Boulder Ridge, a Condominium according to the Master Deed recorded in Liber 2615, Page 834, as amended in Liber 4805, Page 825, in the Office of the Livingston County Register of Deeds, and designated as Livingston County Condominium Subdivision Plan No. 171, together with rights in general common elements and limited common elements as set forth in said Master Deed, and amendments thereto, and as described in Act 59 of the Public Acts of 1978 as amended. Said property is commonly known as 8119 Boulder Ridge Ct, Brighton, MI 48116.

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: May 26, 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. 26-09219

(05-31)(06-21)

(5-31, 6-7, 6-14 & 6-21-26 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 July 1, 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): Linda L. Grove

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

Foreclosing Assignee (if any): U.S. Bank National Association, as Trustee for Home Equity Mortgage Trust Series 2006-3 Home Equity Pass-Through Certificates, Series 2006-3

Date of Mortgage: November 7, 2005

Date of Mortgage Recording: November 22, 2005

Amount claimed due on date of notice: \$21,661.96

Description of the mortgaged premises: Situated in Township of Conway, Livingston County, Michigan, and described as: Part of the NE fractional 1/4 of Section 6, T4N, R3E, Conway Township, Livingston County, Michigan described as: Beginning 230 feet South of the NE corner of said NE fractional 1/4; thence South 89 degrees 30 minutes West 276.50 feet; thence North 230 feet; thence North 89 degrees 10 minutes East 276.50 feet; thence South 230 feet to the place of beginning.

Common street address (if any): 11991 Stow Rd, Perry, MI 48872-9204

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: May 31, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1594564

(05-31)(06-21)

(5-31, 6-7, 6-14, 6-21-26 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE
26-24201-DE

Hon. Miriam A. Kavanaugh

Court address and telephone no.

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

(517) 546-3750

Estate of Kathleen Therese Jagusch, deceased

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Kathleen Therese Jagusch, died 7/13/2025.

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

Date: 5/18/2026

Attorney:

Michael J. Leavitt P45336

P.O. Box 5490

Northville, MI 48167

248-349-3980

Personal Representative:

Laura B. Conley

8146 Older Lane

Fenton, MI 48430

586-942-2695

(5-31-26 FNV)

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY**

Notice of Foreclosure by Advertisement.

Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on July 01, 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): Nicholas Sass, a married man

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

Date of mortgage: March 25, 2020

Recorded on March 26, 2020, in Document No. 2020R-009153, Foreclosing Assignee (if any): Flagstar Bank, N.A., f/k/a Flagstar Bank, FSB

Amount claimed to be due at the date hereof: Two Hundred Fifty-Seven Thousand Eight Hundred Seventy and 29/100 Dollars (\$257,870.29)

Mortgaged premises: Situated in Livingston County, and described as: PARCEL B: Part of the South 1/2 of the Northeast 1/4 of Section 15, Town 4 North, Range 4 East, Township of Cohoctah, Livingston County, Michigan, described as beginning at a point on the East and West 1/4 line of said Section which is North 89 degrees 56 minutes 17 seconds West 664.96 feet from the East 1/4 corner of said Section; thence continuing along said 1/4 line North 89 degrees 56 minutes 17 seconds West 328.76 feet; thence North 00 degrees 45 minutes 50 seconds West 1326.27 feet to the North 1/8 line of said Section; thence East along said 1/8 line 328.75 feet; thence South 00 degrees 45 minutes 50 seconds East 1326.62 feet to the place of beginning. Commonly known as 2007 Gannon Rd, 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.

Flagstar Bank, N.A. Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1594964
(05-31)(06-21)

(5-31, 6-7, 6-14 & 6-21-26 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE
26-23898-DE

Miriam A. Cavanaugh
Court address and telephone no.
204 S. Highlander Way
(517) 546-3750

Estate of Janice Marie Musson
Date of Birth: March 13, 1946

NOTICE TO CREDITORS: The decedent, Janice Marie Musson, died February 13, 2026.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Todd E. Musson, personal representative, or to both the probate court at 204 S. Highlander Way and the personal representative within 4 months after the date of publication of this notice.

Date: May 26, 2026

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

Personal Representative:
Todd E. Musson
c/o 704 E. Grand River, P.O. Box 888
Howell, MI 48844-0888

(5-31-26 FNV)

**Village of Fowlerville
213 South Grand Avenue
Fowlerville, MI 48836
517-223-3771**

**Public Hearings and Regular Village
Council Meeting Minutes *Synopsis
Monday, April 20, 2026**

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

The Village Council Meetings were called to order by President Hill at 6:30 pm in the Village Council Chambers.

Members Present: Trustee Craig Curtis, Trustee James (Jamey) Hardenbrook, Trustee Kathryn Heath, Trustee Mary Helfmann, Trustee Jamie Hernden, Trustee James (Jimmy) Mayhew, and President Carol Hill

Members Absent: None

TRUSTEE MAYHEW MOVED TO APPROVE THE APRIL 20, 2026, COUNCIL AGENDA AS AMENDED BY REMOVING 9B UNDER NEW BUSINESS. TRUSTEE HERNDEN SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

TRUSTEE HEATH MOVED TO APPROVE THE APRIL 20, 2026, CONSENT AGENDA ITEMS A-O AS PRESENTED. TRUSTEE MAYHEW SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

TRUSTEE HEATH MOVED TO APPROVE THE COMMUNITY EVENT APPLICATION FOR THE SMALL TOWN FLAVOR FEST SPONSORED BY USA2GO. TRUSTEE CURTIS SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

TRUSTEE CURTIS MOVED TO ADOPT ORDINANCE NO. 505, ESTABLISHING REGULATIONS FOR ACCESSORY SOLAR ENERGY SYSTEMS WITHIN THE VILLAGE. TRUSTEE MAYHEW SECONDED THE MOTION.

TRUSTEE CURTIS MOVED TO AMEND THE MAIN MOTION FOR ORDINANCE NO. 505 BY REMOVING ITEM 6(II) ON PAGE 3 AND COMBINING THE REMAINING LANGUAGE INTO SUBSECTION 6(A). TRUSTEE MAYHEW SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES CURTIS, MAYHEW, HARDENBROOK, HERNDEN, HEATH, HELFMANN, AND PRESIDENT HILL VOTED AYE. MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

TRUSTEE HEATH MOVED TO ADOPT RESOLUTION NO. 26-07 HONORING CATHY ELLIOTT FOR SERVICE AND RETIREMENT. TRUSTEE HERNDEN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES HEATH, HERNDEN, CURTIS, HARDENBROOK, HELFMANN, MAYHEW, AND PRESIDENT HILL VOTED AYE. MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

TRUSTEE CURTIS MOVED TO ADOPT RESOLUTION NO. 26-08, APPROVING THE VILLAGE'S ELECTION TO OPT OUT OF THE PUBLIC ACT 152 HEALTH INSURANCE CONTRIBUTION LIMITS FOR THE 2026-2027 FISCAL YEAR. TRUSTEE HELFMANN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES CURTIS, HELFMANN, HARDENBROOK, HEATH, MAYHEW, HERNDEN, AND PRESIDENT HILL VOTED AYE. MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

TRUSTEE HEATH MOVED TO ADOPT RESOLUTION NO. 26-09, APPROVING THE BALLOT LANGUAGE FOR THE VILLAGE'S MOSQUITO CONTROL PROGRAM. TRUSTEE HELFMANN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES HEATH, HELFMANN, HARDENBROOK, CURTIS, HERNDEN, MAYHEW, AND PRESIDENT HILL VOTED AYE. MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

TRUSTEE HERNDEN MOVED TO ADOPT RESOLUTION NO. 26-10, ESTABLISHING UPDATED PARK PAVILION RENTAL FEES AND RELATED CHARGES. TRUSTEE HELFMANN SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES HERNDEN, HELFMANN, CURTIS, HARDENBROOK, MAYHEW, AND PRESIDENT HILL VOTED AYE. TRUSTEE HEATH VOTED NAY. MOTION CARRIED 6-1 BY ROLL CALL VOTE.

TRUSTEE HERNDEN MOVED TO ADOPT RESOLUTION NO. 26-11, ESTABLISHING UPDATED CEMETERY RATES FOR GREENWOOD CEMETERY. TRUSTEE MAYHEW SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES HERNDEN, MAYHEW, HEATH, HELFMANN, HARDENBROOK, CURTIS, AND PRESIDENT HILL VOTED AYE. MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

TRUSTEE CURTIS MOVED TO ADOPT RESOLUTION NO. 26-12, APPROVING AN AMENDMENT TO THE VILLAGE'S MERS DEFINED CONTRIBUTION PLAN VESTING SCHEDULE. TRUSTEE HEATH SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES CURTIS, HEATH, HARDENBROOK, MAYHEW, HERNDEN, HELFMANN, AND PRESIDENT HILL VOTED AYE. MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

TRUSTEE CURTIS MOVED TO ENTER CLOSED SESSION AT 7:32 P.M. TO CONSULT WITH THE VILLAGE ATTORNEY REGARDING LITIGATION STRATEGY IN CONNECTION WITH THE SPECIFIC PENDING LITIGATION OF FOWL-ERVILLE V THORNBURG, LIVINGSTON COUNTY CIRCUIT COURT CASE NO. 25-32717-CC, PURSUANT TO MCL 15.268(E). TRUSTEE HEATH SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. TRUSTEES CURTIS, HEATH, HARDENBROOK, HELFMANN, HERNDEN, MAYHEW, AND PRESIDENT HILL VOTED AYE. MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE.

TRUSTEE HEATH MOVED TO ADJOURN THE VILLAGE COUNCIL MEETING. TRUSTEE CURTIS SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

THE MEETING ADJOURNED AT 7:47 P.M.

Respectfully submitted,
Jamie Hartman
Village Clerk
(5-31-26 FNV)

ORDINANCE NO. 506

ORDINANCE AMENDING THE FOWLerville VILLAGE CODE OF ORDINANCES CHAPTER 74, STREETS, SIDEWALKS AND CERTAIN OTHER PUBLIC PLACES; ARTICLE II. – SIDEWALKS; DIVISION 2. - CONSTRUCTION, REPAIR OR MAINTENANCE

The Village of Fowlerville ordains:

Section 1. Chapter 74, *Streets, Sidewalks And Certain Other Public Places*; Article II, *Sidewalks*; Division 2, *Construction, Repair Or Maintenance* of the Village of Fowlerville Code of Ordinances, as currently adopted is hereby repealed in its entirety and a new Division 2, *Construction, Repair Or Maintenance*, including new Sections 74-51 through 74-56, are hereby adopted to read as follows:

DIVISION 2. CONSTRUCTION, REPAIR OR MAINTENANCE

Sec. 74-51. Required sidewalk installation and construction.

(A) The owner of a parcel or lot shall be required to install sidewalks at the owner's own expense if any of the following is applicable:

- (1) An existing commercial, industrial, residential, or institutional principal building is altered (i.e., alteration of an existing principal building) after the effective date of the ordinance from which this Division of the Village Code is derived; or
- (2) A new principal building is built after the effective date of the ordinance from which this Division of the Village Code is derived.
- (3) *Alteration of existing principal building* under this Village Code Division means any alteration, construction, or reconstruction related to an existing principal building in the Village that:
 - (a) Results in a change of twenty-five percent (25%) or more in the area or the assessed value of the principal building; or
 - (b) Results in a new principal building being built; or
 - (c) Results in the replacement of an existing principal building.

(B) Sidewalks will be required in all new residential developments (including but not limited to platted developments, site condominiums, clustered rural developments, and land divisions) as required under Village Code Sections 46-247; 46-284, and Section 617 of the Zoning Ordinance of the Village of Fowlerville, Michigan (being Ordinance 346, as amended).

(C) Pursuant to the Village Charter, at MCL 67.8, the Village Council also has the authority, at its discretion, through a resolution approved by a majority vote of the members of council, to order the installation, repair, rebuilding and construction of sidewalks in any area of the Village (including in existing neighborhoods, subdivisions and developments) where the Village Council deems it reasonably necessary in order to protect the health, safety and/or welfare of the residents, property owners and motorists of the Village. If all or part of the cost of the sidewalks to be established, repaired, or rebuilt is to be imposed as a special assessment on the abutting property owners, the sidewalk to be established, repaired, or rebuilt shall be approved by an affirmative vote of two-thirds of the members of Council. The Village Council, in its sole discretion, may elect to pay a percentage established by Council resolution of the construction cost for sidewalk installation, repair, or replacement in the right-of-way abutting private property, in addition to the cost for sidewalks adjacent to or abutting Village owned lots or parcels.

(D) The owner of a lot or parcel adjoining or abutting the sidewalk shall be responsible for the costs of installing, constructing, maintaining, snowplowing and repairing the sidewalk adjacent to or abutting that owner's lot or parcel. For new sidewalks, the Village may either:

- (1) Require the owner of the lot or parcel adjacent or abutting the sidewalk area to construct and install the sidewalk along the lot or parcel; or
- (2) For sidewalks required under Subsections (A) and (C) of this Village Code Sec. 74-51, the Village may construct and install the sidewalk and assess the costs to the adjacent or abutting lot or parcel.

Sec. 74-52. Notice to Repair or Construct; Action by Village.

(A) Whenever Council, by resolution under Sec. 74-51(C), declare the necessity for the construction or repair of the sidewalk in and on any street in front of or adjacent to private property, the resolution shall state the names of the owners, their addresses and the location of the construction or repair. The Village manager shall cause to be prepared two notices. The first notice shall be a notice sent to the property owners affected, and the second notice shall be a notice for public hearing, which notice will notify the public-at-large of the intention of the Village to make the sidewalk improvements and to charge the cost thereof against the abutting property owners. The form of the notice sent to affected owners shall set forth the owners assessed, the estimated amount of sidewalk to be repaired or replaced, any new sidewalk to be installed and an estimated cost for the work. The notice shall also state that the property owner may cause the work to be done at his or her expense in conformity with the plans and specifications on file in the office of the Village Clerk and the Village Municipal Standards, provided that this work is completed by a date to be determined by Council after the date of the public hearing. The notice shall also include the public hearing notice. The form of the public hearing notice shall state the time and place at which the Council shall meet for the purpose of reviewing the list of sidewalks so affected and hearing any persons so assessed who consider himself or herself aggrieved thereby. The public notice shall not contain the list of sidewalks so affected, but shall make reference that the list may be reviewed at the Village Clerk's office prior to the hearing. The notice to property owners shall be sent at least ten (10) days prior to the date of the hearing by Council, and the Clerk shall notify the owners by first class mail, so far as the same is known and as shown on the tax rolls of the Village. The Village Clerk shall cause the public notice to be published once in a newspaper of general circulation in the Village at least ten (10) days before the public hearing.

(B) At the time and place designated in the notice for public hearing, the Council shall meet and hear all persons interested or affected in the construction

or repair of sidewalks within the Village, and shall consider all objections either given orally at the public hearing or filed with the Village Clerk. At the time and place, the Council shall review the resolution of necessity and the list of owners affected. The Council may alter, change or correct the same if necessary or may refer the list set forth in the resolution back to the Village Manager for revision. However, in altering, changing or conflicting the list set forth in the resolution, the Council shall not add any other sidewalk construction or repair not included in the original resolution, except as is necessitated during on-site construction, or upon the approval of the affected property owner, or if the Village elects to pay the full cost of the added sidewalk or repair. Further, the Council may adjourn and continue the hearing from time to time. When the list set forth in the resolution has been set and confirmed by the Council, the Council shall, by resolution, approve the resolution of necessity and authorize the Village Manager and/or qualified Village Agent to commence work on the construction or repair of sidewalks so affected. The Village President and/or Village Manager shall authorize additional sidewalk repair and/or replacement when, during construction, it is found that the repairs and/or replacement is necessary due to on-site inspection, or at the request of the property owner to enlarge the affected area for repair and/or replacement. A change made under these circumstances shall not require further Council approval or a corrected resolution.

(C) If the property owner fails to cause the work to be done within the time allotted by the Council after the date of the public hearing, then the Village Manager shall proceed to have the work done and shall bill the property owner. The method of payment to be made by the property owner shall be as provided in Village Code Sec. 74-55.

Sec. 74-53. Design, Construction and Repair; Compliance Required.

(A) The sidewalks and curb adjacent to sidewalks of all public streets and alleys in the Village designed, constructed or repaired after the effective date of this revised Division shall, unless otherwise ordered by Council, be designed, constructed or repaired in the manner provided in this Division and shall meet the requirements of the Village Municipal Standards.

(B) All sidewalks constructed or repaired as set forth in this Division shall conform to the established grade of the street in accordance with the Village Municipal Standards, unless otherwise ordered by Council or directed by the Village Engineer or Village Director of Public Works during construction.

(C) The line and grade for all walks constructed or repaired as set forth in this Division shall be given by, and all the construction work shall be under the supervision of the Village Engineer or Village Director of Public Works (DPW). When sidewalks constructed by the owner, or by someone other than the Village staff or contractors, the owner will be responsible for seeing that the Village DPW Director or Village Manager is notified at least twenty-four (24) hours in advance of the pouring of any sidewalk. The work shall not proceed until the Director, or the Village designated representative, shall have inspected the forms and subgrade and passes the work as suitable and in conformance with the grades and specifications. The sidewalk shall also be subject to a final inspection after all work has been completed.

(D) Sidewalks shall be constructed on all road frontages within the Village unless otherwise waived by the Village Council.

Sec. 74-54. Timing of Construction.

(A) Upon receipt of the notice to repair or rebuild a sidewalk under Sec. 74-51(C), the owner, part owner or occupant shall have thirty (30) days from and after the service of the notice within which to make the repairs or rebuild as specified in the notice, unless a different time limit is set by Council. For establishment of a new sidewalk under Sec. 74-51(C), the work shall be done within the time allotted by the Council.

(B) Sidewalks required to be installed pursuant to Sec. 74-51(A) and (B) shall be installed by the owner of the property within one (1) year of the commencement of construction on or alteration of any principal building in conjunction with the issuance of a building permit or hookup to public water or sewer.

(C) For sidewalks required to be installed pursuant to Sec. 74-51 (B), if no building is built upon a lot for three (3) years after final plat or site plan approval, the developer shall be required to install sidewalks for that lot or parcel. A performance bond, approved by the Village Attorney, must be submitted prior to the Village Council's acceptance of the dedication of any public improvements or rights of way. This bond is required to ensure the sidewalk work is completed within the specified timeframe.

(D) No sidewalk in the public right of way shall be installed until a permit has been issued by the Village.

(E) *Incident Winter Weather.* In the event of a hardship resulting from inclement winter weather an applicant may request that the Village Manager delay the requirement for installation of sidewalks. Upon request and review, the Village Manager may extend the time for completion of sidewalks not to exceed a period of nine (9) months and shall require an acceptable cash escrow deposited with the Village Treasurer, or performance bond approved by the Village Attorney, in the amount equal to the estimated cost of construction as determined by the Village Engineer.

Sec. 74-55. Failure of owner to complete work.

(A) If any owner, part owner or occupant of any such real estate refuses or neglects to establish, rebuild or repair any sidewalk within the time prescribed by this Division, the Village shall cause the work to be performed in

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accordance with the Village Code. The cost and expense of such work shall be and become a charge and lien upon the lands adjacent to the sidewalk.

- (B) Whenever the Village shall establish, rebuild or repair any sidewalk pursuant to provisions of this Division, the Village DPW Director is hereby authorized and directed to keep an accurate account of all expenses incurred, and, based upon these expenses, to issue a certificate determining and certifying the reasonable cost involved for the work with respect to each parcel of property in accordance with the Council resolution.
- (C) Within ten (10) days after receipt of the certificate, the Village Treasurer shall forward a statement of the total charges assessed on each parcel of property to the person as shown as the owner by the last current tax roll and the assessment shall be payable to the Village Treasurer within thirty (30) days from the date the statement was forwarded.
- (D) If the owner of a parcel, lot, lots or premises fails to pay the bill within thirty (30) days from the date the bill is mailed, the Council may cause the amount of the expense incurred, together with a penalty and administrative fee of ten percent (10%), to be levied by them as a special assessment upon the lot, lots or premises as provided in this Village Code for single lot assessments (Section 70-52), or the amount thereof shall be collected by court action.
- (E) No land use permit or certificate of occupancy shall be issued by the Village or Building Department for new construction unless the owner of the lot shall construct, in accordance with the provisions of this Division, a sidewalk or apron for driveway deemed necessary in the opinion of the Village Manager, or unless the owner of the lot places in escrow with the Village a sum of money deemed sufficient for the construction of a sidewalk or apron driveway, and orders the construction of the same by the Village.

Sec. 74-56 Sidewalk Installation Waivers and Deferrals

(A) *Sidewalk Waivers.* The intent of this Division is that sidewalks will be constructed on properties as they are developed according to the requirements of section 94-51. However, the Village recognizes that there may be unique locations and circumstances where sidewalks may not be appropriate. Therefore, the Village Council may, by resolution, grant sidewalk waivers from the required sidewalk installation in the following instances:

- (1) Where it appears very unlikely that the required sidewalk will ever be directly linked with a future extension of the sidewalk.
- (2) Where the Village Council determines that a strict application of such requirements would result in practical difficulties, including, but not limited to, severe variations in topography, unsuitable soils, or similar unusual physical characteristics resulting in engineering difficulty in design or installation; or difficulty in providing safe separation between pedestrian and vehicular traffic due to site location, layout, or existing building arrangements.

(B) *Sidewalk Deferrals.* The Village Council may also grant deferrals as to the installation of new sidewalks when it is deemed in the best interest of the Village and the public to delay the installation of the required sidewalk until a later date. Requests for deferrals may include, but not be limited to:

- (1) circumstances where there is planned future street improvements or underground utility installation and installing the sidewalk as part of that project, or following completion of the project, will help protect the sidewalk during construction, be more cost effective, and help establish a more uniform new sidewalk; or
- (2) the required sidewalk will not be directly linked with any current sidewalk and will not be connected in the near future, but Council believes, in its discretion, it may be anticipated that there will be additional future sidewalks extensions providing such connections; or
- (3) there are other temporary unique conditions where the sidewalk will be located, or relating to the adjacent or abutting property, that justify a temporary delay in the sidewalk installation.

For all sidewalk installation deferrals granted, the landowners must make an acceptable cash escrow deposited with the Village Treasurer with an escrow agreement approved by the Village Attorney, or provide a performance bond approved by the Village Attorney, in the amount equal to the estimated cost of construction guaranteeing sidewalk future construction and payment

therefore. The escrow deposit or performance bond shall remain in effect for the full duration of any approved installation deferral. If the sidewalk is not installed or repaired within the approved deferral time period, the Village may proceed with the sidewalk construction or repairs as provided in Village Code Section 74-55 and utilize the funds held in escrow or from the performance bond towards that construction or repair work. Should the escrow or bond funds be insufficient to pay the full cost of the construction or repairs, the balance will be collected from the property owner as provided in Village Code Section 74-34. Additionally, should the bond claim process timeline exceed ninety (90) days or a longer timeframe approved by Village Council, the Village will cause the work to be completed, and the cost will be collected from the property owner as provided in Village Code Section 74-34. If an escrow deposit has remaining funds after the costs of the sidewalk construction or repairs have been fully paid, the unused balance will be refunded to the property owner.

(C) *Procedures for Application for waiver or deferral.* Any person seeking a waiver or deferral from the provisions of this Division shall submit an application for said waiver or deferral upon a form provided by the Village and pay any fee established by resolution of the Village Council. All applications for waivers or deferrals must comply fully with the following time requirements:

- (1) In the event of an application to defer or waive the requirement for installation of a sidewalk or portion thereof, the requesting application must be made within ten (10) days of the submittal of an application for a building permit or site plan approval, whichever is sooner.
- (2) Applications from issuance of a notice for repair must be made within ten (10) days from date of mailing or personal service of the notice form provided pursuant to Sec. 74-52.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days from and after its publication.

Village Council Member Helfmann offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Village Council Member Mayhew, and upon being put to a vote, the vote was as follows:

Carol Hill, President	<u> AYE </u>
Kathryn Heath, President Pro Tem	<u> ABSENT </u>
Craig Curtis, Trustee	<u> AYE </u>
Jamey Hardenbrook, Trustee	<u> ABSENT </u>
Jamie Hernden, Trustee	<u> AYE </u>
Mary Helfmann, Trustee	<u> AYE </u>
Jim Mayhew, Trustee	<u> AYE </u>

The President thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Fowlerville, this 18th day of May, 2026.

Carol K. Hill, Village President
Jamie Hartman, Village Clerk

REVIEWED FOR FORM:
David G. Stoker
David G. Stoker, Village Attorney

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. 506 adopted by the Village Council of the Village of Fowlerville, County of Livingston, Michigan, at a regular meeting held on May 18, 2026.

Jamie Hartman, Village Clerk
(5-31-26 FNV)