

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



“Serving the Local Communities”

[www.fowlervillenewsandviews.com](http://www.fowlervillenewsandviews.com)  
fowlervillenews@gmail.com

NOTICE OF CONDOMINIUM ASSOCIATION LIEN  
FORECLOSURE SALE

WHEREAS, default has been made in the terms and conditions of the Master Deed of Jonathan’s Landing II dated May 22, 2003, signed on May 22, 2003, and recorded on June 16, 2003, in Liber 3972, Page 766, et seq., Livingston County, Michigan, Register of Deeds, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 273 (the “Master Deed”). Said default under the Master Deed has resulted in the recordation of a “Notice of Lien for Non-payment of Assessments” by Jonathan’s Landing Community Association, said Notice of Lien for Nonpayment of Assessments being dated July 1, 2025, signed on July 1, 2025, and recorded on July 2, 2025, in Document No. 2025R-012663, 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 FIVE THOUSAND SEVEN HUNDRED SIXTY AND 26/100 DOLLARS (\$5,760.26). Under the power of sale contained in the Michigan Condominium Act of 1978, MCL 559.208(2), and Article II, Section 2.6 of the Condominium Bylaws, attached as part of 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 liened 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 January 14, 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 Howell, County of Livingston, State of Michigan, and more particularly described as: Unit 47, Building 4, Jonathan’s Landing II Condominium, a condominium according to the Master Deed recorded in Liber 3972, Page 766, et seq., Livingston County Records, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 273, together with rights in general common elements and limited common elements as set forth in the above described Master Deed (and Amendments thereto, if any), and as described in Act 59 of the Public Acts of 1978, as amended. Owner(s) of Record: Nicholas Clark

Property Address: 1109 Rial Lake Drive, Howell, Michigan 48843  
Parcel ID No. 4706-28-402-251

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 Nicholas Clark 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, Nicholas Clark, will be held responsible to the person who buys the property at the foreclosure sale or to Jonathan’s Landing Community Association for damaging the property during the redemption period.

Dated: November 21, 2025  
By: Jonathan’s Landing Community Association, a Michigan Nonprofit Corporation  
For any inquiries, please contact the attorney for the party foreclosing the Lien set forth below:  
Chantelle R. Neumann, Esq.  
Hirzel Law, PLC  
37085 Grand River Avenue, Suite 200  
Farmington, Michigan 48335  
Phone: (248) 478-1800  
Hirzel Law, PLC File No. 19280

(11-30)(12-21)  
(11-30, 12-7, 12-14 & 12-21-25 FNV)

Village of Fowlerville  
Holiday Office Closure

In observance of the holiday season, the Village of Fowlerville Municipal Offices will be closed from Wednesday, December 24th, through Thursday, January 1st. Offices will reopen on Monday, January 5th.

We wish everyone a happy and safe holiday season and a wonderful New Year.  
— The Staff of the Village of Fowlerville

(12-21-25 FNV)

STATE OF MICHIGAN  
COUNTY OF LIVINGSTON  
MARION TOWNSHIP ORDINANCE  
EXTENDING A TEMPORARY MORATORIUM  
ON SPECIAL USE PERMITS, CONDOMINIUM  
DEVELOPMENTS AND/OR PLANNED UNIT  
DEVELOPMENTS  
ORDINANCE NO. 25- 06  
(Enacted December 11, 2025)

**Section 1: Title**  
This ordinance shall be known and cited as the Marion Township Extension of the Temporary Moratorium on Condominium Developments and/or Planned Unit Developments Ordinance.

**Section 2: Purpose**  
On June 12, 2025, the Township of Marion established the Marion Township Temporary Moratorium on Condominium Developments and/or Planned Unit Developments Ordinance. The Township of Marion has the authority under Section 201 of the Michigan Zoning Enabling Act (MZEA) to approve a zoning moratorium, which grants local governments the authority to “...provide by zoning ordinance for the regulation of land development ... to ensure that use of the land is situated in appropriate locations and relationships ... and to promote public health, safety and welfare.”

The Planning Commission has worked diligently to research, develop, and approve amendments to the Marion Township Zoning Ordinance to address those issues raised in the Moratorium, pursuant to Section 20.04 (1) – (3). The draft Ordinance amending the Zoning Ordinance has been forwarded to the Livingston County Planning Commission for review and comment, a step required by Section 20.04 (4) and has not yet received is comments on same.

The purpose of this ordinance is to extend the temporary moratorium on the application for, processing of, and construction of condominium and planned unit developments, to provide additional time to receive the Livingston County Planning Commissions comments and for final action of the Marion Township Board, pursuant to Section 20.04 (5) on the text amendments through March 12, 2026.

**Section 3: Definition**  
In this Ordinance, the term “condominium development” singularly or plural, is used to refer to any residential and/or commercial condominium regulated under Article VI, Section 6.18 of this Ordinance.

In this Ordinance, the term “planned unit development” singularly or plural, is used to refer to any residential and/or commercial development regulated under Article XIII, Section 13.01 – 13.06.

**Section 4: Application and Term**  
This extended moratorium is immediately placed on the filing, submission, processing, acceptance, review, or any determinations as to any pending or future applications seeking the review, approval, construction, or installation of any: 1) special use permits, 2) condominium developments, and/or 3) planned unit developments. The acceptance or processing of any pending or future applications by the Township would cause unnecessary confusion for any applicants and/or the Township. This extended moratorium shall last through March 12, 2026, unless modified, extended or terminated by the Township. The Township shall review this extended moratorium, the proposed text amendments, and the issues of 1) special use permits, 2) condominium developments, and/or 3) planned unit developments at or before its regular meeting March 12, 2026 to determine if the goals of the moratorium have been satisfied and/or if another extension of the moratorium is in order.

**Section 5: Publication**  
This Ordinance and its related rules, regulation, provision, requirements, orders, and matters established shall take effect immediately upon publication, except any penalty provision shall take effect thirty (30) days after the Ordinance is first published, pursuant to MCL 41.184 (2) (a).

**Section 6: Repealer**  
All Ordinances, or parts of Ordinances, in conflict with this Ordinance are repealed only to the extent necessary to give all provisions of this Ordinance full effect.

**Section 7: Validity of Ordinance**  
If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Township of Marion declares that it would have passed this Ordinance and each section, subsection, clause, or phrase hereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared unconstitutional.

**Section 8: Purchase of Copy of Ordinance**  
This Marion Township Ordinance No. 25-06 can be purchased, examined, or inspected at the Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843, Monday through Thursday between the hours of 9am and 5pm.

TAMMY L. BEAL, MMC, MIPMC  
MARION TOWNSHIP CLERK  
(12-21-25 FNV)

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

**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 January 14, 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): Jessica J. Maloney, and unmarried woman and Matthew A. Hofsess, an unmarried man

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

Date of mortgage: October 21, 2015

Recorded on October 28, 2015, in Document No. 2015R-034109, and re-recorded via Loan Modification recorded on September 10, 2024 in Document No. 2024R-016066  
Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC

Amount claimed to be due at the date hereof: One Hundred Thirty-Nine Thousand Three Hundred Ninety-Four and 20/100 Dollars (\$139,394.20)

Mortgaged premises: Situated in Livingston County, and described as: The South 15.2 rods of the North 38.0 rods of the East 21.06 rods of the Northeast 1/4 of the Northeast 1/4 of Section 20, Town 3 North, Range 4 East, Howell Township, Livingston County, State of Michigan. Commonly known as 2915 N Burkhart 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.

Lakeview Loan Servicing, LLC

Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1579926

(12-14)(01-04)

(12-14, 12-21, 12-28-25 & 1-4-26 FNV)

**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 January 21, 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): Christian T Bowen and Linda C Bowen, 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): Lake Michigan Credit Union

Date of Mortgage: May 19, 2023

Date of Mortgage Recording: May 22, 2023

Amount claimed due on date of notice: \$286,108.44

Description of the mortgaged premises: Situated in Township of Genoa, Livingston County, Michigan, and described as: Lots 87 and 90 of Webster Park Subdivision, according to the plat thereof, recorded in Liber 1 of Plats, Page(s) 38, Livingston County Records.

Common street address (if any): 2105 Webster Park Dr, Howell, MI 48843-9472

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 Judiciary 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: December 21, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1579991

(12-21)(01-11)

(12-21 & 12-28-25 & 1-4 & 1-11-26 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 January 07, 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): Tracy Renee McGrew, an unmarried woman

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

Date of mortgage: June 27, 2021

Recorded on July 1, 2021, in Document No. 2021R-028220,

Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Amount claimed to be due at the date hereof: Two Hundred One Thousand Twenty-Nine and 36/100 Dollars (\$201,029.36)

Mortgaged premises: Situated in Livingston County, and described as:

LOT 19 OF HARTLAND COUNTRY CLUB SUBDIVISION, AS RECORDED IN LIBER 12 OF PLATS, PAGE 45, LIVINGSTON COUNTY RECORDS.

Commonly known as 2821 Bullard Rd, Hartland, MI 48353

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale will be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

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

Mortgagee/Assignee Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1578762

(11-30)(12-21)

(11-30, 12-7, 12-14 & 12-21-25 FNV)

**VILLAGE OF FOWLerville  
2026 VILLAGE COUNCIL  
MEETING SCHEDULE**

The Village of Fowlerville Village Council will hold its regular meetings on the following dates in 2026. All meetings will be held in the Council Chambers, located at 213 S. Grand Avenue, Fowlerville, Michigan, and will begin at 6:30 p.m.

- January 20, 2026
- February 17, 2026
- March 16, 2026
- April 20, 2026
- May 18, 2026
- June 15, 2026
- July 20, 2026
- August 17, 2026
- September 21, 2026
- October 19, 2026
- November 16, 2026
- December 21, 2026

Meeting dates and times are subject to change. Any changes will be posted in accordance with the Michigan Open Meetings Act.

Jamie Hartman  
Village Clerk  
(12-21-25 FNV)



NOTICE OF MORTGAGE SALE

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 January 14, 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 having been made in the conditions of a certain Mortgage made on June 14, 2022, by AJCSV LLC, a Texas limited liability company, given by it to Michigan State University Federal Credit Union, of 3777 West Road, East Lansing, Michigan 48823, as Mortgagee, and recorded on July 1, 2022, in the office of the Register of Deeds for Livingston County, in Instrument Number 2022R-018517; on which Mortgage there is claimed to be due and unpaid, as of the date of this Notice, the sum of Four Million Seven Hundred Thirty-Two Thousand Eight Hundred Sixteen and 60/100 Dollars (\$4,732,816.60); and no suit or proceeding at law or in equity having been instituted to recover the debt or any part thereof secured by said Mortgage, and the power of sale in said Mortgage having become operative by reason of such default; NOTICE IS HEREBY GIVEN that on Wednesday, January 14, 2026 at 10:00 o'clock in the forenoon, at the main entrance to the Livingston County Courthouse in the City of Howell, County of Livingston, Michigan, that being one of the places for holding the Circuit Court for Livingston County, there will be offered for sale and sold to the highest bidder or bidders at public auction or venue for purposes of satisfying the amounts due and unpaid on said Mortgage, together with all allowable costs of sale and includable attorney fees, the lands and premises in said Mortgage mentioned and described as follows: SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN: Part of the Northwest fractional 1/4 and the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East, Township of Genoa, Livingston County, Michigan, described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line of said Section, 594.63 feet to the centerline of Grand River Avenue; thence North 60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing .along said centerline North 60 degrees 06 minutes 45 seconds West, 224.71 feet.; thence South 29 degrees 41 minutes 36 seconds West, 289.33 feet to the point of beginning of the parcel to be described; thence South 60 degrees 33 minutes 15 seconds East, 18.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 373.99 feet; thence North 70 degrees 44 minutes 43 seconds West, 11.82 feet; thence North 41 degrees 34 minutes 10 seconds West, 256.11 feet; thence North 79 degrees 03 minutes 54 seconds West, 162.46 feet; thence North 29 degrees 41 minutes 36 seconds East, 586.68 feet to the Southerly right-of way of Grand River Avenue; thence along said right of-way, South 60 degrees 06 minutes 45 seconds East, 211.40 feet; thence continuing along said right-of-way line, along an arc left, having a length of 3.60 feet, a radius of 85,993.70 feet, a central angle of 00 degrees 00 minutes 09 seconds and a chord which bears South 60 degrees 06 minutes 50 seconds East, 3.60 feet; thence South 29 degrees 41 minutes 36 seconds West 250.00 feet; thence South 60 degrees 10 minutes 24 seconds East, 175.00 feet: thence: North 29 degrees 41 minutes 36 seconds East, 10.49 feet to the point of beginning. EXCEPTING the Northeasterly 20 feet and parallel to Grand River Avenue. EASEMENT PARCEL A non-exclusive easement for ingress and egress being a part of the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East Michigan, described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line or said Section, 594.63 feet to the centerline of Grand River Avenue; thence North

60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing along said centerline, North 60 degrees 06 minutes 45 seconds West, 224. 71 feet; thence South 29 degrees 41 minutes 36 seconds West, 49.82 feet to the Southerly right of way line of said Grand River Avenue; thence North 60 degrees 10 minutes 24 seconds West, 175.00 feet along said right of way line to the point of beginning; thence South 29 degrees 41 minutes 36 seconds West, 230.00 feet; thence South 21 degrees 33 minutes 59 seconds East, 60.37 feet; thence South 60 degrees 10 minutes 24 seconds East, 148.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 30.00 feet; thence North 60 degrees 10 minutes 24 seconds West, 145.47 feet; thence North 15 degrees 14 minutes 24 seconds West 170.79 feet; thence North 60 degrees 10 minutes 24 seconds West, 52.53 feet; thence North 29 degrees 41 minutes 36 seconds East, 250.00 feet to the Southerly right of way line of Grand River Avenue; thence South 60 degrees 06 minutes 45 seconds East along said right of way line, 51.40 feet thence Southeasterly along .an arc left, having a length of 3.60 feet 1 a radius of 85,993.70 feet, a central angle of 00 degrees 00 minutes 09 seconds and a chord which bears South 60 degrees 06 minutes 50 seconds East, 3.60 feet to the point of beginning. STORM SEWER EASEMENT Part of the Northeast fractional 1/4 and Northwest fractional 1/4 of Section 6, Town 2 North, Range 5 East, Michigan, the centerline being described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line of said Section, 594.63 feet to the centerline of Grand River avenue; thence North 60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing along said centerline, North 60 degrees 06 minutes 45 seconds West, 224.71 feet; thence South 29 degrees 41 minutes 36 seconds West, 289.33 feet; thence South 60 degrees 33 minutes 15 seconds East, 18.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 178.00 feet to the point of beginning of a 30 foot wide easement for storm and sewer construction and usage; thence North 25 degrees 00 minutes 00 seconds West, 40.00 feet; thence North 19 degrees 26 minutes 40 seconds West, 219.97 feet; thence North 12 degrees 23 minutes 00 seconds West, 285.00 feet; thence North 60 degrees 18 minutes 24 seconds West, 18.00 feet to the point of ending of said centerline. RETENTION POND EASEMENT A part of the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East, Michigan, described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line of said Section, 594.63 feet to the centerline of Grand River Avenue; thence North 60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing along said centerline, North 60 degrees 06 minutes 45 seconds West, 224.71 feet; thence South 29 degrees 41 minutes 36 seconds West, 289.33 feet; thence South 60 degrees 33 minutes 15 seconds East, 18.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 170.00 feet to the point of beginning of the parcel to be described; thence South 60 degrees 18 minutes 24 seconds East, 155.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 175.44 feet; thence North 70 degrees 44 minutes 43 seconds West, 157.61 feet; thence North 29 degrees 41 minutes 36 seconds East, 203.99 feet to the point of beginning. Commonly known as: 2630 E. Grand River Ave., Howell, Michigan 48843 Parcel Number: 4711-06-200-061 The period within which the above premises may be redeemed shall expire six (6) months from the date of 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 mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. This notice is from a debt collector. Dated: December 9, 2025 MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION of East Lansing, Michigan, Mortgagee FOSTER, SWIFT, COLLINS & SMITH, P.C. Benjamin J. Price Attorneys for Mortgagee 313 S. Washington Square Lansing, MI 48933 (517) 371-8253 (12-14)(01-11) (12-14, 12-21 & 12-28-25 & 1-4 & 1-11-26 FNV)

FORECLOSURE NOTICE  
NOTICE OF SALE

TO ALL PURCHASERS - A lien has been recorded on behalf of Hidden Creek of Oceola Condominium Association. The lien was executed on January 14, 2025 and recorded on January 15, 2025, as Instrument 2025R-000950, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Two Hundred and Eighty Six Dollars and Twenty-Five Cents (\$5,286.25). 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, January 7, 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 Kevin C. Maida and Amy L. Maida, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 10, 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. 07-28-301-010 Commonly known as: 1377 Callaway Court, 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: November 21, 2025 Hidden Creek of Oceola Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC Sarah R. Karl 30140 Orchard Lake Road Farmington Hills, MI 48334 248 671 0140 (11-30)(12-28) (11-30, 12-7, 12-14, 12-21 & 12-28-25 FNV)



517-223-8760  
206 E. Grand River  
P.O. Box 937  
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“Serving the Local Communities”

[www.fowlervillenewsandviews.com](http://www.fowlervillenewsandviews.com)  
[fowlervillenews@gmail.com](mailto:fowlervillenews@gmail.com)

NOTICE OF FORECLOSURE BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in LIVINGSTON County, starting promptly at 10:00 AM, on January 7, 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 Daniel F. Waterman and Jeannette Waterman, husband and wife, whose address is 5079 Mack Road, Howell, Michigan 48855, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC, being a mortgage dated January 7, 2025, and recorded on January 13, 2025 with Document Number 2025R000686, Livingston County Records, State of Michigan and then assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, as assignee as documented by an assignment dated November 26, 2025 and recorded on November 26, 2025 and given document number 2025R-024042 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of ONE HUNDRED FIFTY-THREE THOUSAND ONE HUNDRED SIX AND 48/100 DOLLARS (\$153,106.48).

Said premises are situated in the Township of Oceola, County of Livingston, State of Michigan, and are described as: Part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Town 3 North Range 5 East, Oceola Township, Livingston County, Michigan, described as Beginning at a point North 366.3 feet from the Southeast corner of said Section 4, thence West 300 feet; thence North 110 feet; thence East 300 feet; thence South 110 feet to the Point of Beginning. Street Address: 5079 Mack Road, Howell, Michigan 48855

The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCLA § 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE.

ATTENTION HOMEOWNER: IF YOU ARE A MILITARY SERVICE MEMBER ON ACTIVE DUTY, IF YOUR PERIOD OF ACTIVE DUTY HAS CONCLUDED LESS THAN 90 DAYS AGO, OR IF YOU HAVE BEEN ORDERED TO ACTIVE DUTY, PLEASE CONTACT THE ATTORNEY FOR THE PARTY FORECLOSING THE MORTGAGE AT THE TELEPHONE NUMBER STATED IN THIS NOTICE. Dated: December 7, 2025

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 25 6855

(12-07)(12-28)

(12-7, 12-14, 12-21 & 12-28-25 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 A.M. on JANUARY 7, 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.

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

MORTGAGE SALE – A mortgage was granted by JAMES C. SCHULTZ, a married man, Mortgagor(s), to MORTGAGE CENTER LLC, 26555 EVERGREEN ROAD, STE. 900, SOUTHFIELD, MI 48076, Mortgagee, dated FEBRUARY 5, 2020, and recorded in the office of the Register of Deeds for Livingston County, and State of Michigan on FEBRUARY 18, 2020, in DOCUMENT NO. 2020R-004955, and Loan Modification Agreement dated MAY 14, 2024, and recorded on JUNE 27, 2024, in DOCUMENT NO. 2024R-011172, of Livingston County Records, on which mortgage there is claimed to be due, at the date of this notice, for principal and interest, the sum of ONE HUNDRED NINETY FOUR THOUSAND ONE HUNDRED FORTY SEVEN AND 94/100THS (\$194,147.94) DOLLARS at 4.62500% percent per annum and attorney fees as provided for in said Mortgage, and no suit or proceedings at law or in equity have been instituted to recover the moneys secured by said Mortgage, or any part thereof;

NOTICE IS HEREBY GIVEN, that 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 on the date and time stated above, 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 so as aforesaid due on said mortgage, and all other legal costs, charges and expenses including the said attorney's fee, also any sum or sums which may be paid by the undersigned, necessary to protect their interest in the premises, which said premises are described as follows:

TOWNSHIP OF CONWAY, COUNTY OF LIVINGSTON AND STATE OF MICHIGAN, to wit: Part of the South 1 / 2 of the Southwest 1 / 4 of Section 3, Town 4 North, Range 3 East, described as follows: Beginning at a point on the centerline of Fowlerville Road and the North-South 1 / 4 line; North 01 degrees 44 minutes 21 seconds West 668.59 feet from the South 1 / 4 corner of said Section 3, running thence North 89 degrees 53 minutes 09 seconds West 1124.83 feet; thence North 02 degrees 03 minutes 55 seconds West 668.07 feet; thence South 89 degrees 55 minutes 27 seconds East 1128.61 feet along the North line of the South 1 / 2 of the Southwest 1 / 4 of Section 3; thence South 01 degrees 44 minutes 21 seconds East 668.69 feet along the centerline of Fowlerville Road and the North-South 1 / 4 line to the point of beginning.

MORE COMMONLY KNOWN AS: 11177 FOWLerville ROAD, FOWLerville, MI 48836-9317

The redemption period shall be SIX (6) MONTHS from the date of such sale, unless determined abandoned in accordance with 1948CL 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, 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.

KAREN L. ROWSE-OBERLE (P 41893)  
ATTORNEY FOR MORTGAGEE  
24525 HARPER AVENUE  
ST. CLAIR SHORES, MI 48080  
(586) 777-0770  
Dated: 12-7-2025

(12-07)(01-04)

(12-7, 12-14, 12-21, 12-28-25 & 1-4-26 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 JANUARY 7, 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 P & H Legacy Co. LLC, a Wyoming limited liability company, to BPL Mortgage Trust, LLC, a Delaware limited liability company, Mortgagee, dated August 28, 2023 and recorded September 6, 2023 in Instrument Number 2023R-016562 Livingston County Records, Michigan. Said mortgage is now held by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust, by assignment. There is claimed to be due at the date hereof the sum of Three Hundred Fifty Thousand Two Hundred Seventy-Three and 22/100 Dollars (\$350,273.22).

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 JANUARY 7, 2026.

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

Lot(s) 13 of FAIRLANE MEADOWS according to the plat thereof recorded in Liber 27 of Plats, Page 12 of Livingston County Records.

9925 Timothy Ln, South Lyon, Michigan 48178

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: December 7, 2025

File No. 25-014658

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(12-07)(12-28)

(12-7, 12-14, 12-21 & 12-28-25 FNV)



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



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[www.fowlervillenewsandviews.com](http://www.fowlervillenewsandviews.com)  
[fowlervillenews@gmail.com](mailto:fowlervillenews@gmail.com)

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on January 14, 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): Raymond J. Carter, an unmarried 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): Nations Lending Corporation

Date of Mortgage: October 4, 2021

Date of Mortgage Recording: October 14, 2021

Amount claimed due on date of notice: \$267,324.09

Description of the mortgaged premises: Situated in Township of Marion, Livingston County, Michigan, and described as: Part of the Southeast 1/4 of Section 31, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan, more particularly described by Darrell Hughes, Michigan registered land surveyor No. 19834, as: Beginning at a point on the North and South 1/4 line of Section 31 and centerline of Pingree Road, said point being distant North 00 degrees 01 minutes 37 seconds East, 1609.45 feet along the North and South 1/4 line of Section 31 and centerline of Pingree Road from the South 1/4 corner of Section 31, proceeding thence from said point of beginning North 00 degrees 01 minutes 37 seconds East, 330.16 feet along the North and South 1/4 line of Section 31 and centerline of Pingree Road; thence South 89 degrees 26 minutes 42 seconds East 1320.41 feet; thence South 00 degrees 05 minutes 27 seconds East, 330.16 feet along the East 1/8 line of Section 31; thence North 89 degrees 26 minutes 42 seconds West, 1321.09 feet of the beginning, Livingston County, Michigan.

Common street address (if any): 5655 Pingree Rd, Howell, MI 48843-9656

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: December 14, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1579419

(12-14)(01-04)

(12-14, 12-21, 12-28-25 & 1-4-26 FNV)

MORTGAGE FORECLOSURE NOTICE

Notice of foreclosure by advertisement. Notice is given under Section 3212 of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 A.M., on January 21, 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.

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.

Robert J. Harris and Tracie J. Harris, husband and wife, ("Mortgagors"), gave a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Michigan First Credit Union, ("Mortgagee"), dated July 1, 2021, and recorded on July 13, 2021, in Instrument No. 2021R-029756. Now held by Michigan First Credit Union by Assignment of Mortgage recorded in Instrument No. 2025R-020811, Livingston County Records, Michigan.

On the date of this notice, there is claimed to be due the principal of One Hundred Twenty-Seven Thousand Two Hundred Sixteen Dollars and 27/100 Dollars (\$127,216.27) plus accrued interest at 6.50% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at the place of holding in the circuit court within Livingston County, Michigan @ 10:00 A.M. on Wednesday, January 21, 2026.

Said premises are situated in the Township of Iosco, County of Livingston, State of Michigan, and are described as: Commencing at a point on the West line of said Section 34 and the centerline of Gregory Road, South 00 degrees 00 minutes 51 seconds West 1253.00 feet from the Northwest corner of said Section 34; thence South 88 degrees 36 minutes 21 seconds East 352.00 feet, along the centerline of a 66 foot wide private road easement for the use together with adjacent property owners for ingress and egress, to the point of beginning and P.C. of a curve; running thence 256.69 feet along the arc to the right, having a central angle of 50 degrees 37 minutes 02 seconds and a radius of 242.62 feet, whose long chord bears South 58 degrees 17 minutes 50 seconds East 244.88 feet to the P.T. of said curve, also being the centerline of said private road easement; thence North 62 degrees 00 minutes 42 seconds East 115.34 feet; thence North 00 degrees 02 minutes 03 seconds East 656.01 feet; thence North 88 degrees 36 minutes 21 seconds West 310.53 feet; thence South 00 degrees 00 minutes 51 seconds West 589.00 feet to the point of beginning.

Commonly: 8980 Wedgewood Drive, Gregory, MI 48137—Tax Id #4709-34-100-009

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

Dated: December 14, 2025

Michigan First Credit Union,

Mortgagee Holzman Law, PLLC

By: Charles J. Holzman Attorney for Mortgagee

28366 Franklin Road

Southfield, Michigan 48034

(248)352-4340

(12-14)(01-11)

(12-14, 12-21, 12-28-25, 1-4 & 1-11-26 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, January 21, 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 Danae Ann Moore, a single woman to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Rocket Mortgage, LLC, its successors, and assigns, Mortgagee, dated June 6, 2023, and recorded on June 23, 2023, as Document Number: 2023R-011575, Livingston County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated November 13, 2025 and recorded November 19, 2025 by Document Number: 2025R-023451, on which mortgage there is claimed to be due at the date hereof the sum of Three Hundred Nine Thousand Ninety-Two and 95/100 (\$309,092.95) including interest at the rate of 6.62500% per annum.

Said premises are situated in the Township of Handy, Livingston County, Michigan, and are described as: Unit No. 38, Red Cedar Crossing West according to the Master Deed recorded in Instrument No. 2019R-004371, as amended, and designated as Livingston County Condominium Subdivision Plan No. 427, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Commonly known as: 2817 JORDAN RIVER DR, FOWL-ERVILLE, MI 48836

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: December 21, 2025

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. 25MI00820-1

(12-21)(01-11)

(12-21, 12-28-25, 1-4 & 1-11-26 FNV)



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



“Serving the Local Communities”

[www.fowlervillenewsandviews.com](http://www.fowlervillenewsandviews.com)  
[fowlervillenews@gmail.com](mailto: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, January 21, 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 June 16, 2025, and recorded July 2, 2025 as Instrument No. 2025R-012692 in the Livingston County Register of Deeds.

There is claimed to be due on such mortgage the sum of one hundred sixty-seven thousand eight hundred seventy-five and 26/100 dollars (\$167,875.26) including principal and interest.

The premises are located in the City of Fowlerville, Livingston County, Michigan, and are described as: Lot 5, Benjamin's Addition to the Village of Fowlerville Subdivision, as recorded in Liber 54, Page 336 of Plats, Livingston County Records

Tax ID No.: 05-11-308-02

Commonly known as: 113 S. Maple St., Fowlerville, MI 48836

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: December 12, 2025

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

(12-21)(01-11)  
(12-21, 12-28-25, 1-4 & 1-11-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE

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

ATTN 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.

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. Under the power of sale contained herein in said mortgage and the statute in such case made and provided, notice is hereby 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 a cashier's check at the place of holding the circuit court in LIVINGSTON County, starting promptly at 10:00 AM, on February 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 SALE – Default has been made in the conditions of a mortgage made by Robert Edward Wyman, a single man, original mortgagor, to Mortgage Electronic Registration Systems acting solely as nominee for Highlands Residential Mortgage Limited Partnership, dated September 29, 2023, and recorded October 5, 2023 in 2023R-018583, in LIVINGSTON County records, Michigan, and assigned to Planet Home Lending, LLC by an Assignment of Mortgage recorded on June 19, 2025 in 2025R-011754, on which mortgage there is claimed to be due at the date hereof the sum of Two Hundred Thirty-Six Thousand Six Hundred Ninety-Seven and /100 dollars (\$236,979.42).

Said premises are situated in the Township of Conway, County of Livingston, State of Michigan, and described as follows: Part of the Southeast 1/4 of the Southwest 1/4 of Section 9, Town 4 North, Range 3 East, Michigan, described as: Beginning at a point on the South line of said Section 9, said point bearing West 966.10 feet from the South 1/4 corner of said Section 9; thence along the South line of said Section 9 and in the centerline of Mohrle Road, West 150 feet; thence North 01 degree 54 minutes 00 seconds West 435.84 feet; thence East 150 feet; thence South 01 degree 54 minutes 00 seconds East 435.85 feet to the point of beginning.

Property Address: 9700 Mohrle Road, Fowlerville, Michigan 48836

Parcel No.: 4701-09-300-006

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 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.

Dated: December 21, 2025

For more information, please call: (513) 444-4100  
Sottile and Barile PLLC Attorneys for Plaintiff  
394 Wards Corner Boulevard, Suite 180  
Loveland, OH 45140  
File MF2509012 - Wyman, Robert (FHA) - MM

(12-21)(01-11)  
(12-21, 12-28-25, 1-4 & 1-11-26 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 January 21, 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): Joyce A. Oliveto, a single woman, by Kathleen Marie Overton, her attorney in fact, whose Power of Attorney is hereto attached

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

Foreclosing Assignee (if any): Wells Fargo Bank, N.A.

Date of Mortgage: January 26, 2012

Date of Mortgage Recording: February 17, 2012

Amount claimed due on date of notice: \$147,975.05

Description of the mortgaged premises: Situated in Township of Brighton, Livingston County, Michigan, and described as: PARCEL L: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 6, TOWN 2 NORTH, RANGE 6 EAST, BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1630.55 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS WEST 2197.55 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 47 MINUTES 10 SECONDS EAST 502.50 FEET, THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS WEST 450.30 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID SECTION AND ALONG THE CENTERLINE OF MCCLEMENTS ROAD, NORTH 89 DEGREES 47 MINUTES 10 SECONDS WEST 502.05 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 50 SECONDS EAST 450.30 FEET TO THE POINT OF BEGINNING, BEING PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SAID SECTION 6, TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS: A 66 FOOT WIDE EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1306.90 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS WEST 672.99 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 75.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 323.65 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS WEST 1974.86 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION AND THE CENTERLINE OF MCCLEMENTS ROAD FOR A POINT OF ENDING. ALSO, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE LINE BETWEEN TOWN 2 NORTH, TOWN 5 EAST, AND TOWN 2 NORTH, TOWN 6 EAST AND ALONG THE CENTERLINE OF OLD HACKER ROAD, SOUTH 00 DEGREES 15 MINUTES 45 SECONDS WEST 33.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 660.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 15 SECONDS WEST 673.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS FEET 972.69 FEET TO THE POINT OF ENDING.

Common street address (if any): 963 Peaceful Ct, Brighton, MI 48114-8780

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: December 21, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1579815

(12-21)(01-11)

(12-21 & 12-28-25 & 1-4 & 1-11-26 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 JANUARY 21, 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 Michael A. Kolivosky, a single man, to Mortgage Electronic Registration Systems, Inc., as nominee for Ally Bank Corp. fka GMAC Bank, Mortgagee, dated September 24, 2009 and recorded October 5, 2009 in Instrument Number 2009R-027587 Livingston County Records, Michigan. Said mortgage is now held by PHH Asset Services LLC, by assignment. There is claimed to be due at the date hereof the sum of Twenty-Two Thousand Three Hundred Forty-Four and 16/100 Dollars (\$22,344.16). 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 JANUARY 21, 2026.

Said premises are located in the Township of Oceola, Livingston County Michigan, and are described as: Parcel E:A Part of the East 1/2 of the Southwest 1/4 of Section 10, Town 3 North, Range 5 East, Michigan, described as follows: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 04 minutes 12 seconds East along the North-South 1/4 line of said Section 678.72 feet to the point of beginning of the parcel to be described; thence North 89 degrees 37 minutes 06 seconds West 198.30 feet; thence Northwesterly along an arc left, having an arc length of 180.64 feet, a radius of 230.00 feet, a central angle of 45 degrees 00 minutes 00 seconds and a chord that bears North 22 degrees 33 minutes 12 seconds West 176.03 feet; thence along an arc right, having an arc length of 180.64 feet, a radius of 230.00 feet, a central angle of 45 degrees 00 minutes 00 seconds and a chord that bears North 22 degrees 33 minutes 12 seconds West 176.03 feet; thence North 00 degrees 03 minutes 12 seconds West 344.47 feet; thence South 89 degrees 37 minutes 06 seconds East 334.47 feet to the North-South 1/4 line of said Section; thence South 00 degrees 04 minutes 12 seconds West along said North-South 1/4 line 668.70 feet to the point of beginning. Subject to and including the use of a 66 foot wide private road easement and a 75 foot radius cul-de-sac described as follows: Private Road Easement: A part of the East 1/2 of the Southwest 1/4 of Section 10, Town 3 North, Range 5 East, Michigan, described as follows: Commencing at the South 1/4 corner of said Section 10; thence North 89 degrees 37 minutes 06 seconds West along the South line of said Section and the centerline of Curdy Road, 331.57 feet to the point of beginning of the centerline of a 66 foot wide private road easement; thence North 00 degrees 03 minutes 12 seconds West along said centerline 352.44 feet; thence Northeasterly along an arc right, having an arc length of 180.64 feet, a radius of 230.00 feet, a central angle of 45 degrees 00 minutes 00 seconds and a chord that bears North 22 degrees 26 minutes 48 seconds East 176.03 feet; thence Northerly along an arc left, having an arc length of 361.28 feet, a radius of 230.00 feet, an central angle of 90 degrees 00 minutes 00 seconds and a chord that bears North 00 degrees 03 minutes 12 seconds West 325.18 feet; thence Northwesterly along an arc right, having an arc length of 180.64 feet, a radius of 230.00 feet, a central angle of 45 degrees 00 minutes 00 seconds and a chord that bears North 22 degrees 33 minutes 12 seconds West 176.03 feet; thence North 00 degrees 03 minutes 12 seconds West 344.47 feet to the center of a 75 foot radius cul-de-sac and the point of ending of said private road easement.

4190 Saint Anna Dr, Howell, Michigan 48855

The redemption period shall be 12 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: December 21, 2025  
File No. 25-015498  
Firm Name: Orlans Law Group PLLC  
Firm Address: 1650 West Big Beaver Road, Troy MI 48084  
Firm Phone Number: (248) 502.1400

(12-21)(01-11) (12-21 & 12-28-25, 1-4 & 1-11-26 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 January 21, 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): Randy W. Corey, a single man and Brittany M. Grabow, a single woman, as joint tenancy with full rights of survivorship  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. (“MERS”), solely as nominee for lender and lender’s successors and assigns  
Date of mortgage: January 7, 2020  
Recorded on January 16, 2020, in Document No. 2020R-001718, Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC  
Amount claimed to be due at the date hereof: Two Hundred Fourteen Thousand Six Hundred Ninety-Two and 77/100 Dollars (\$214,692.77)  
Mortgaged premises: Situated in Livingston County, and described as: The South 1/2 of Lot(s) 11, Oak Ridge Subdivision, according to the recorded Plat thereof, as recorded in Liber 6 of Plat(s), Page 47, Livingston County Records. Commonly known as 5112 Bradley Rd, Gregory, MI 48137  
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.

Lakeview Loan Servicing, LLC  
Mortgagee/Assignee  
Schneiderman & Sherman P.C.  
23938 Research Dr, Suite 300  
Farmington Hills, MI 48335  
248.539.7400

1580517  
(12-21)(01-11) (12-21 & 12-28-25, 1-4 & 1-11-26 FNV)

DUE TO THE HOLIDAY THE CIRCUIT COURT SALE BELOW WILL BE ADJOURNED FROM 12/17/2025 TO 12/23/2025; 12/23/2025 TO 12/30/2025; 12/30/2025 TO 01/06/2026; 01/06/2026 TO 01/07/2026  
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  
(12-21) (12-21-25 FNV)

MARION TOWNSHIP  
MEETING SCHEDULE 2026

<u>Board of Trustees</u>	<u>Board of Trustees</u>
January 08, 2026	January 22, 2026
February 12, 2026	February 26, 2026
March 12, 2026	March 26, 2026
April 09, 2026	No Meeting - MTA Conference
May 14, 2026	May 28, 2026
June 11, 2026	June 25, 2026
July 09, 2026	July 23, 2026 (Lower Level)
August 13, 2026	August 27, 2026
September 10, 2026	September 24, 2026
October 08, 2026	October 22, 2026 (Lower Level)
November 12, 2026	No Meeting - Thanksgiving
December 10, 2026	No Meeting - Christmas
January 14, 2027	January 28, 2027
<u>Zoning Board of Appeals</u>	<u>Planning Commission</u>
January 05, 2026	January 27, 2026
February 02, 2026	February 24, 2026
March 02, 2026	March 24, 2026
April 06, 2026	April 28, 2026
May 04, 2026	May 26, 2026
June 01, 2026	June 23, 2026
July 06, 2026	*July 21, 2026 (Lower Level)
*August 10, 2026	August 25, 2026
*September 14, 2026	September 22, 2026
October 05, 2026	*October 20, 2026 (Lower Level)
*November 09, 2026	November 24, 2026
December 07, 2026	*December 15, 2026
January 04, 2027	January 26, 2027

**BOARD OF TRUSTEES: Second and fourth Thursday of each month at 7:30pm.**

**ZONING BOARD OF APPEALS: First Monday of each month at 7:30 p.m., if there are agenda items.**

**PLANNING COMMISSION: Fourth Tuesday of each month at 7:30 p.m.**

**\*Meeting is scheduled on a date that is different than normally planned.**

Tammy L. Beal, MMC, MiPMC  
Marion Township Clerk  
(12-7 & 12-21-25 FNV)



**Fowlerville NEWS & VIEWS**

[www.fowlervillenewsandviews.com](http://www.fowlervillenewsandviews.com)  
fowlervillenews@gmail.com

**Send completed form to: [Treas-StateSharePropTaxes@michigan.gov](mailto:Treas-StateSharePropTaxes@michigan.gov)**  
 Issued pursuant to 2018 PA 57, MCL 125.4911. Filing is required within 180 days of end of authority's fiscal year ending in 2024.  
 MCL 125.4911(2)

Village of Fowlerville		For Fiscal Year			
Downtown Development Authority	TIF Plan Name	ending in			
	1	2025			
Year AUTHORITY (not TIF plan) was created:	1989				
Year TIF plan was created or last amended to extend its duration:	1991				
Current TIF plan scheduled expiration date:	2028				
Did TIF plan expire in FY24?	No				
Year of first tax increment revenue capture:	1991				
Does the authority capture taxes from local or intermediate school districts, or capture the state education tax? Yes or no?	No				
If yes, authorization for capturing school tax:					
Year school tax capture is scheduled to expire:	N/A				
Revenue:					
Tax Increment Revenue		\$156,864			
Property taxes - from DDA millage only		\$ -0			
Interest		\$28,914			
State reimbursement for PPT loss (Forms 5176 and 4650)		\$3,844			
Other income (grants, fees, donations, etc.)		\$21,261			
	Total	\$570,883			
Tax Increment Revenues Received		Revenue Captured	Millage Rate Captured		
From counties		\$87,977	0.0038		
From cities		\$ -0			
From townships		\$19,276	0.0008		
From villages		\$332,206	14.2174		
From libraries (if levied separately)		\$30,790	0.0013		
From community colleges		\$ -0			
From regional authorities (type name in next cell)	FIRE	\$46,616	0.0020		
From local school districts-operating		\$ -0			
From local school districts-debt		\$ -0			
From intermediate school districts		\$ -0			
From State Education Tax (SET)		\$ -0			
From state share of IFT and other specific taxes (school taxes)		\$ -0			
	Total	\$516,864			
Expenditures	AUDIT	\$2,400			
	BLDG/GROUNDS	\$10,865			
	LEGAL	\$17,014			
	STREET LIGHTING	\$11,881			
	ECONOMIC DEVELOPMENT	\$268,321			
Transfers to other municipal fund (list fund name)		\$ -0			
	Transfers to General Fund Admin	\$30,000			
	Transfers to General Fund	\$24,000			
	Total	\$364,481			
Total outstanding non-bonded Indebtedness	Principal	\$ -0			
	Interest	\$ -0			
Total outstanding bonded Indebtedness	Principal	\$205,000			
	Interest	\$82,910			
	Total	\$287,910			
Bond Reserve Fund Balance		\$ -0			
Unencumbered Fund Balance		\$ -0			
Encumbered Fund Balance		\$ -0			
CAPTURED VALUES		Overall Tax rates			
PROPERTY CATEGORY	Current Taxable Value	Initial (base year) Assessed Value	Captured Value	captured by TIF plan	TIF Revenue
Ad valorem PRE Real	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Ad valorem non-PRE Real	\$31,202,115	\$10,729,850	\$20,472,265	21.4145000	\$438,403.32
Ad valorem industrial personal	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Ad valorem commercial personal	\$4,466,272	\$1,882,600	\$2,583,672	21.4145000	\$55,328.04
Ad valorem utility personal	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Ad valorem other personal	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
IFT New Facility real property, 0% SET exemption	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
IFT New Facility real property, 50% SET exemption	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
IFT New Facility real property, 100% SET exemption	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
IFT New Facility personal property on industrial class land	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
IFT New Facility personal property on commercial class land	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
IFT New Facility personal property, all other	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Commercial Facility Tax New Facility	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
IFT Replacement Facility (frozen values)	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Commercial Facility Tax Restored Facility (frozen values)	\$1,135,000	\$ -0	\$1,135,000	10.7073000	\$12,152.79
Commercial Rehabilitation Act	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Neighborhood Enterprise Zone Act	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Obsolete Property Rehabilitation Act	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Eligible Tax Reverted Property (Land Bank Sale)	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Exempt (from all property tax) Real Property	\$ -0	\$ -0	\$ -0	0.0000000	\$0.00
Total Captured Value		\$12,612,450	\$24,190,937	Total TIF Revenue	\$505,884.15

(12-21-25 FNV)

**LEROY TOWNSHIP OFFICES  
BOARD OF TRUSTEES  
REGULAR BOARD  
MEETING SYNOPSIS  
DECEMBER 9, 2025**

The regular meeting was called to order by Supervisor Griffes at 7:00 P.M. at the Leroy Township Office Board Room at 1685 N M-52 in Webberville, MI.

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

Absent: Trustee R. Scott Diederich

Motions:

Approval of November 4, 2025, meeting minutes **APPROVED**

Cash in Lieu of Colonial Life Dental & Vision  
**APPROVED**

425 Agreement – Property North of Aldi **CONTRACT FROM VILLAGE IS BEING LOOKED OVER BY TOWNSHIP PLANNER**

Proposed Zoning 2773 East Grand River Avenue **DENIED**

New boardroom chair budget **APPROVED 7 CHAIRS \$2,000.00**

NIESA – November 13th meeting **PRESENT-  
ED BY GRIFFES**

Fowlerville Senior Center **DENIED \$1,000.00**  
**FINANCIAL SUPPORT**

Payment of Bills **APPROVED \$8,856.45**

Adjournment at 7:27 P.M.

Next Board Meeting is on Tuesday, January 13, 2026, at 7:00 P.M.

Gina L. Whitehead  
Leroy Township Clerk  
(12-21-25 FNV)

# MARION TOWNSHIP SYNOPSIS OF PROPOSED MINUTES DECEMBER 11, 2025

The regular meeting of the Marion Township Board was held on Thursday, December 11, 2025 at 7:30 pm. Members Present: Lloyd, Andersen, Witkowski, Donovan, Beal, Lowe, and Fenton. Members Absent: None. The following action was taken: 1) Call to Order. 2) Call to the Public. 3) Motion carried to approve amended agenda; motion carried to approve consent agenda. 4) Motion carried to open public hearing for Lake Lochmoor Aquatic Weed Control SAD; motion carried to close public hearing; motion carried to adopt resolution to approve the roll for the Lake Lochmoor Aquatic Weed Control SAD. 5) Motion carried to accept and sign Pfeffer, Hanniford & Palka contract for 2026-2028. 6) Motion carried to approve MTPP premium and cyber coverage proposal for \$100,968.25, as presented. 7) Motion carried to accept and sign LESA summer tax collection agreement. 8) Motion carried to draw a line in the sand, get canned ordinance and modify; motion carried to create committee that doesn't include the supervisor, clerk or treasurer; motion to have the committee include Witkowski, Anderson, Richardson, Fillinger and Blanchard. 9) Motion carried to adopt resolution to extend temporary moratorium on SUPs, condo developments and/or PUDs through March 12, 2026. 10) Correspondence & Updates. 11) Call to the Public. 12) Motion to adjourn at 8:46 pm.

Tammy L. Beal, MMC  
Township Clerk  
William Fenton  
Township Supervisor  
(12-21-25 FNV)