

**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 8, 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): Kyle Dean, a single man  
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns  
Foreclosing Assignee (if any): First Merchants Bank sbm Level One Bank

Date of Mortgage: March 24, 2020

Date of Mortgage Recording: June 24, 2020

Amount claimed due on date of notice: \$186,727.89

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: A part of the Southeast quarter of the Southwest quarter of Section 26, Town 1 North, Range 5 East, Michigan, described as: Commencing at the South quarter corner of said Section 26; thence North 88 degrees 16 minutes 14 seconds West (previously recorded as West) 870.78 feet along the centerline of Strawberry Lake Road and the South line of said Section 26; thence North 4 degrees 27 minutes 46 seconds East (previously recorded as North 2 degrees 44 minutes East) 262.17 feet along the centerline of Merrill Road to the point of beginning; thence continuing North 4 degrees 27 minutes 46 seconds East 125.00 feet along said centerline; thence Southeasterly 65.76 feet along an arc right, said arc having a central angle of 19 degrees 7 minutes 33 minutes, a radius of 197.00 feet and a chord which bears South 78 degrees 44 minutes 13 seconds East 65.45 feet; thence continuing Southeasterly 175.58 feet along an arc left, said arc having a central angle of 38 degrees 15 minutes 6 seconds, a radius of 263.00 feet and a chord which bears South 88 degrees 17 minutes 59 seconds East 172.34 feet; thence Northeasterly 65.76 feet along an arc right, said arc having a central angle of 19 degrees 7 minutes 33 seconds, a radius of 197.00 feet and a chord which bears North 79.70 feet; thence South 4 degrees 27 minutes 46 seconds West 125.00 feet; thence North 88 degrees 17 minutes 59 seconds West (previously recorded as West) 381.13 feet to the point of beginning.

Common street address (if any): 10915 Merrill Rd, Whitmore Lake, MI 48189-9734

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: June 7, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1595045  
(06-07)(06-28)

(6-7, 6-14, 6-21 & 6-28-26 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 July 8, 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): NewRez LLC dba Shellpoint Mortgage Servicing

Date of Mortgage: October 4, 2021

Date of Mortgage Recording: October 14, 2021

Amount claimed due on date of notice: \$280,745.43

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 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: June 7, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1595241  
(06-07)(06-28)

(6-7, 6-14, 6-21 & 6-28-26 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 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 judiciary act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, 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 Oceola, 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 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

(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. & JUDGE

2026-000024154-DE Hon. Miriam A. Cavanaugh  
Court address & telephone no.

204 S. Highlander Way, #2, Howell, MI 48843  
(517) 546-3750

Estate of Teresa Diane McReil

Date of birth:\* February 23, 1964

**TO ALL CREDITORS:\*\***

**NOTICE TO CREDITORS:**

The decedent, Teresa Diane McReil, died March 27, 2026. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Kaleigh McReil, 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.

Attorney:

Thav, Ryke & Langan

Daniella Narso P88700

24725 W 12 Mile Rd, Suite 110

Southfield, MI 48034

(248) 945-1111

Personal representative:

Kaleigh McReil

343 W Harrison Ave

Royal Oak, MI 48067

(248) 945-1111

(6-14-26 FNV)

**Notice  
Conway Township  
Election Workers  
NEEDED**

**Conway Township is looking for  
Election Workers for the August 4, 2026  
Statewide Primary and the November 3,  
2026 General Election.**

- ✓ You must be a registered voter
- ✓ You do not need to be a township resident
- ✓ This is a paying position
- ✓ Certification and training is required and provided
- ✓ Applications are available online at [https://www.michigan.gov/documents/Elec\\_Inspecc-App1\\_131809\\_7.pdf](https://www.michigan.gov/documents/Elec_Inspecc-App1_131809_7.pdf)
- ✓ Or by contacting Conway Township Deputy Clerk at 517-223-0358 ext # 107 or by email: [deputyclerk@conwaymi.gov](mailto:deputyclerk@conwaymi.gov)
- ✓ The Deadline to apply is June 30, at 3 p.m.

Conway Township Clerk,  
Tara Foote  
(6-14 & 6-21-26 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)

**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 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 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: 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)

**STATE OF MICHIGAN  
PROBATE COURT  
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS  
Decedent's Estate**

CASE NO. and JUDGE  
2026-24156-DE

Court address and telephone no.  
204 S. Highlander Way #2, Howell, MI 48843  
(517) 546-3750

Estate of Michael Rogers

Date of Birth: 1/29/1961

**TO ALL CREDITORS:**

**NOTICE TO CREDITORS:** The decedent, Michael Rogers, died 3/12/2026.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Maria C. Rogers, 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: June 9, 2026

Attorney:

Justin M. Thomas (P81066)  
1301 W. Long Lake Road, Ste. 340  
Troy, MI 48098  
(248) 641-7070

Personal Representative:

Maria C. Rogers  
2566 Seabright Ave.  
Long Beach, CA 90810  
(562) 256-6093

(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 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.

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 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)

**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)

**NOTICE OF PUBLIC HEARING  
HANDY TOWNSHIP  
BOARD OF TRUSTEES  
2026-2027 PROPOSED  
GENERAL FUND BUDGET  
AND 2026-2027  
ROAD FUND BUDGET  
JUNE 15, 2026**

The Handy Township Board of Trustees will hold a public hearing on the proposed General Fund and Road Fund Budgets for the July 1, 2026- June 30, 2027 fiscal year on Monday, June 15, 2026, at 7 p.m., in the Handy Township Board Room located at 135 & 137 N. Grand Avenue (use rear entrance to board room), Fowlerville, MI. **The property tax millage rate proposed to be levied to support the proposed budgets will be subject of this hearing.** Copies of the proposed budgets can be viewed at the township office during regular business hours of Monday, Wednesday, and Thursday, 9 a.m. – 5 p.m., after June 12, 2026. Written comments must be received by Laura A. Eisele, Clerk, at the Township Office on or before June 15, 2026, at 4 p.m.

Laura A. Eisele  
Handy Township Clerk  
(6-7 & 6-14-26 FNV)

**NOTICE OF  
PUBLIC HEARING  
FOWLerville  
DISTRICT LIBRARY  
BOARD OF TRUSTEES  
2026-2027 PROPOSED  
BUDGET**

PLEASE TAKE NOTICE that on Thursday, June 25, 2026, the Fowlerville District Library Board of Trustees will hold a public hearing to consider the Library's proposed July 1, 2026-June 30, 2027 fiscal year budget. This hearing will begin at 6:00 p.m. at the Library located at 130 South Grand Avenue, Fowlerville, Michigan.

The Library may not adopt its proposed 2026-2027 budget until after the public hearing. A copy of the proposed budget is available for public inspection at the Library during business hours.

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

(6-14-26 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 15, 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): Chester L. Motyka and Donna L. Motyka, husband and wife, as tenants by the entireties for their joint lifetimes

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

Foreclosing Assignee (if any): Planet Home Lending, LLC  
Date of Mortgage: May 22, 2021

Date of Mortgage Recording: June 10, 2021

Amount claimed due on date of notice: \$154,524.89

Description of the mortgaged premises: Situated in Township of Oceola, Livingston County, Michigan, and described as: Part of the Southwest 1/4 of Section 3, Town 3 North-Range 5 East, Oceola Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest corner of Section 3; thence along the South line of said Section 3 and the centerline of Clyde Road (66 foot wide right-of-way), North 89 degrees 28 minutes 48 seconds East, 538.00 feet, to the point of beginning of the parcel to be described: thence North 00 degrees 36 minutes 31 seconds West, 403.33 feet; thence North 89 degrees 28 minutes 48 seconds East, 216.00 feet; thence South 00 degrees 36 minutes 31 seconds East, 403.33 feet; thence along the South line of Section 3 and the centerline of Clyde Road, South 89 degrees 28 minutes 48 seconds West, 216.00 feet, to the point of beginning, containing 2.00 acres, more or less, and subject to the rights of the public over the existing Clyde Road. Also subject to and including the use of a 40 foot wide easement for ingress, egress and public utilities as described below. Also subject to any other easements or restrictions of record.

Common street address (if any): 5103 Clyde Rd, Howell, MI 48855-6705

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: June 14, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1595849

(06-14)(07-05)

(6-14, 6-21, 6-28 & 7-5-26 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 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 July 15, 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 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 terms and conditions of a Commercial Real Estate Mortgage made by David Edgar Ely and Dawn Louise Ely, husband and wife, as Mortgagors, to Superior National Bank, as Mortgagee, dated September 26, 2025, recorded October 3, 2025 as Instrument No. 2025R-019856 of Livingston County records, (the "Mortgage").

The amount claimed to be due and owing on the Mortgage is One Million One Hundred Sixty Three Thousand Eight Hundred Thirty Two and 97/100 Dollars (\$1,163,832.97) on the date of this Notice.

The Mortgage contains a power of sale and no suit or proceeding at law or in equity has been instituted to recover the debt secured by the Mortgage, or any part of the Mortgage. Under the power of sale contained in said Mortgage, and the statute in such case made and provided, take notice that on July 15, 2026 at 10:00 a.m., local time, or any adjourned date thereafter, the Mortgage will be foreclosed by sale of the mortgaged premises, or some part of them, at public auction, to the highest bidder, at the place of holding the Circuit Court within Livingston County, Michigan. The Mortgagee will apply the sale proceeds to the debt secured by the Mortgage as stated above, plus interest accruing on the amount due at a rate of 10.75% per annum, costs and expenses of the Mortgagee as provided for in the Mortgage, and any amounts subsequently paid by the Mortgagee to protect its interest in the property.

The property to be sold at foreclosure is all of the real estate and improvements located in the Township of Brighton, County of Livingston, State of Michigan, more particularly described as follows: Unit 32, The Peninsula Development Site Condominium, a Condominium according to the Master Deed recorded in Liber 4128, Page 821, as amended, in the Office of the Livingston County Register of Deeds, and designated as Livingston County Condominium Subdivision Plan No. 288, together with rights in general common elements and limited common elements as set forth in said Master Deed, and amendments thereto, last amended by amendment recorded in Liber 4381, Page 778 and as Described in Act 59 of the Public Acts of 1978 as amended. Tax Parcel No.: 4712-20-401-032

Commonly known as: 3643 Pointe Shore Drive, Brighton, Michigan 48114

The redemption period shall be six (6) months from the date of sale, unless determined to be abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. Pursuant to MCL 600.3278, the Mortgagors 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.

Attention Purchasers: This sale may be rescinded by the foreclosing mortgagee for any reason. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest, and the purchaser shall have no further recourse against the Mortgagors, the Mortgagee, or the Mortgagee's attorneys.

Dated: June 10, 2026

STANCATO TRAGGE WELLS, PLLC

Superior National Bank, Mortgagee

Attorneys for Mortgagee

By: John P. Tragge

2111 Woodward Avenue, Suite 701

Detroit, Michigan 48201

(248) 731-4500

(06-14)(07-05)

(6-14, 6-21, 6-28 & 7-5-26 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 MILITARY DUTY.

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

NOTICE OF FORECLOSURE BY ADVERTISEMENT: Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 A.M., on 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.

MORTGAGE SALE: Default has been made in the conditions of a mortgage made by Steven Lynn Pollard, the Mortgagor(s), and Mortgage Electronic Registration Systems Inc., as nominee for Cason Home Loans, the original Mortgagee, dated May 26, 2022, and recorded on June 3, 2022, as Instrument No. 2022R-016028, in Livingston County Records, Michigan, and last assigned to Lakeview Loan Servicing, LLC, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated December 27, 2023, and recorded on December 28, 2023, as Instrument No. 2023R-023435, in Livingston County Records, Michigan, on which mortgage there is claimed to be due and owing as of the date of this Notice, the sum of Four Hundred Fifty Thousand Sixty-Four and 35/100 U.S. Dollars (\$450,064.35).

Said premise is situated at 11312 White Lake Rd, Fenton, MI 48430, in the Township of Tyrone, Livingston County, Michigan, and is described as: SITUATED IN THE TOWNSHIP OF TYRONE, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, TO WIT: LOT 11 OF BROOKSHIRE FARMS, AS RECORDED IN LIBER 14 OF PLATS, PAGE 39 AND 40, LIVINGSTON COUNTY RECORDS.

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

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

Dated: 06/05/2026

For More Information, please call:  
Quintairos, Prieto, Wood & Boyer, P.A.

Attorneys for Servicer

255 South Orange Avenue, Suite 900

Orlando, Florida 32801

(855) 287-0240

Matter No. MI-011956-26

(06-14)(07-05)

(6-14, 6-21, 6-28 & 7-5-26 FNV)