

**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 June 26, 2024. 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): James W. Hamon and Dorothy J. Hamon, husband and wife

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

Date of mortgage: June 10, 2013

Recorded on January 3, 2020, in Document No. 2020R-000365, and re-recorded via Re-Recorded Mortgage on January 3, 2020, in Document No. 2020R-000365, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc

Amount claimed to be due at the date hereof: One Hundred Sixty-Nine Thousand Six Hundred Fifty and 85/100 Dollars (\$169,650.85)

Mortgaged premises: Situated in Livingston County, and described as: Lot 98 of San Marino Meadows, as recorded in Liber 29 of Plats, Pages 6 through 11, Livingston County Records. Commonly known as 1910 West View Trail, Howell, MI 48843

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.

Quicken Loans Inc. Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1531101

(05-26)(06-16)

(5-26, 6-2, 6-9 & 6-16-24 FNV)

**NOTICE OF  
PUBLIC HEARING  
FOWLerville DISTRICT  
LIBRARY  
BOARD OF TRUSTEES  
2024-2025 PROPOSED  
BUDGET**

PLEASE TAKE NOTICE that on Thursday, June 20, 2024 the Fowlerville District Library Board of Trustees will hold a public hearing to consider the Library's proposed July 1, 2024-June 30, 2025 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 2024-2025 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.**

Isabella Rowan, MLIS  
Library Director  
(6-9-24 FNV)

**NOTICE OF FORECLOSURE  
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on June 26, 2024. 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 D. Packard and Michele A. Packard, husband and wife

Original Mortgagee: KeyBank National Association

Foreclosing Assignee (if any): None

Date of Mortgage: January 8, 2005

Date of Mortgage Recording: February 1, 2005

Amount claimed due on date of notice: \$50,992.35

Description of the mortgaged premises: Situated in City of Howell, Livingston County, Michigan, and described as: PART OF LOT 35 AND PART OF VACATED CHESTNUT STREET (66 FEET WIDE) OF CRANE AND BROOKS PLAT OF THE VILLAGE (NOW CITY) OF HOWELL, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN PAGES 180 AND 181 OF TRANSCRIBED RECORDS, LIVINGSTON COUNTY RECORDS, DESCRIBED AS; BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF SIBLEY STREET (66 FEET WIDE) LOCATED NORTH 62 DEGREES 00 MINUTES WEST ALONG THE SOUTHWESTERLY STREET LINE 17.3 FEET FROM THE NORTHWEST CORNER OF LOT 34; THENCE NORTH 62 DEGREES 00 MINUTES WEST ALONG THE STREET LINE 39 FEET; THENCE WEST ALONG THE RELOCATED STREET LINE 37.3 FEET; THENCE SOUTH 24 DEGREES 00 MINUTES WEST TO THE SOUTHWESTERLY (REAR) LINE OF LOT 35; THENCE SOUTH 62 DEGREES 00 MINUTES EAST ALONG THE SOUTHWESTERLY LOT LINE AND THE EXTENSION THEREOF TO A POINT LOCATED NORTH 62 DEGREES 00 MINUTES WEST 14 FEET FROM THE SOUTHWEST CORNER OF LOT 34; THENCE NORTHERLY 132 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Common street address (if any): 329 W Sibley St, Howell, MI 48843-2131

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 26, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1530463

(05-26)(06-16)

(5-26, 6-2, 6-9 & 6-16-24 FNV)

**FORECLOSURE NOTICE  
NOTICE OF SALE**

TO ALL PURCHASERS - A lien has been recorded on behalf of Hamilton Farms Condominium Association. The lien was executed on February 2, 2024 and recorded on February 7, 2024, as Instrument 2024R-001913; re-recorded April 29, 2024 in Instrument 2024R-007243, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Six Thousand and Ninety One Dollars and Forty-Four Cents (\$6,091.44).

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, at the main entrance of the Judicial Center located in Howell, Michigan (that being the place of holding the Circuit Court for said County), on Wednesday, July 3, 2024, 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 Alejandro Rodriguez, and is situated in the City of Brighton, County of Livingston, State of Michigan, and is legally described as follows: Unit 42, of Hamilton Farms Condominium, a Condominium according to the Restated Master Deed recorded in Liber 1685, Page 0164 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 3. Sidwell No. 18-30-201-042

Commonly known as: 521 Carberry Hill, Brighton, Michigan 48116

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 20, 2024

Hamilton Farms Condominium Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

Jeffrey L. Vollmer

23201 Jefferson Avenue

St. Clair Shores, MI 48080

586 218 6805

(05-26)(06-23)

(5-26, 6-2, 6-9, 6-16 & 6-23-24 FNV)

**PUBLIC NOTICE  
HANDY TOWNSHIP  
BOW HUNTING PROPERTY  
TO LEASE**

Handy Township will be leasing the westerly portion of 4705-15-400-001 (Van Buren Rd.), 25 acres +/- for the 2024 bow hunting season. The Red Cedar River goes through the property.

The minimum bid is \$1,000 for two specific hunters. Lessee will be required to sign a contract with specific requirements or conditions. Bids can be submitted until July 5, 2024, at Handy Township, P.O. Box 189, Fowlerville, MI 48836 or 135 N. Grand Ave, Fowlerville.

All inquiries shall be directed to Ed Alverson, A.M. only, at 135 N. Grand Ave or call 517.223.3228.

Robin Burge  
Handy Township Utility Billing Clerk  
(6-9 & 6-16-24 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 26, 2024. 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.

Name(s) of the mortgagor(s): Shawn E. Pearson, Married Man

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cason Home Loans, its successors and assigns

Foreclosing Assignee (if any): PennyMac Loan Services, LLC

Date of Mortgage: October 3, 2018

Date of Mortgage Recording: October 12, 2018

Amount claimed due on mortgage on the date of notice: \$199,419.67

Description of the mortgaged premises: Situated in the Township of Hamburg, Livingston County, Michigan, and are described as: Lot(s) 271, Herndon's Rush Lake Estates Subdivision, according to the recorded Plat thereof, as recorded in Liber 2 of Plat(s), Page 87, Livingston County Records. Commonly Known as: 8548 Country Club Dr., Pinckney, MI 48169

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale, or upon the expiration of the notice required by MCL 600.3241a(c), whichever is later; or unless MCL 600.3240(16) applies. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judiciary Act 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 Purchaser: 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 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 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: 05/19/2024

Potestivo & Associates, P.C.

251 Diversion Street,

Rochester, MI 48307

248-853-4400

315212

(05-19)(06-09)

(5-19, 5-26, 6-2 & 6-9-24 FNV)

**NOTICE TO CREDITORS (TRUST)**

**TO: ALL CREDITORS:**

The Settlor, PETER A. LINCOLN, who lived at 4782 Pine Eagles Drive, Genoa Township, MI 48116, died February 3, 2024.

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

Creditors of the decedent are notified that all claims against the PETER A. LINCOLN LIVING TRUST, dated October 21, 2020, as amended, will be forever barred unless presented to JOEL BREAZEALE, Trustee, within four months after the date of publication.

Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it.

Date: May 29, 2024

Attorney for Successor Trustee

Jared M. Trust, Esq.

Giarmarco, Mullins & Horton, P.C.

101 W. Big Beaver Road, Suite 1000

Troy, MI 48084

(248) 457-7049

Successor Trustee

Joel Breazeale

7405 21st Avenue

Jenison, MI 49428

(06-09)

(6-9-24 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 17, 2024. 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): Scott D Brighton and Kelly Brighton, Husband & Wife and Cynthia M Brighton, A single woman

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

Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC

Date of Mortgage: November 23, 2015

Date of Mortgage Recording: November 30, 2015

Amount claimed due on date of notice: \$258,634.08

Description of the mortgaged premises: Situated in Township of Green Oak, Livingston County, Michigan, and described as: Unit No. 70, STONE RIDGE SITE CONDOMINIUM, according to the Master Deed recorded in Liber 4811, Page 478, Amended and Restated Master Deed recorded in Liber 2011R-024712, as amended, and designated as Oakland County Condominium Subdivision Plan No. 338, together with rights in the general common elements and the limited common elements as shown on the Master Deed, and any amendments thereto, last amended by amendment recorded in Instrument No. 2015R-009320, and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 10889 Bouldercrest Dr, South Lyon, MI 48178-8200

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 9, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1531980

(06-09)(06-30)

(6-9, 6-16, 6-23 & 6-30-24 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 03, 2024. 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): Judith Hernandez, a single woman

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

Date of mortgage: December 21, 2018

Recorded on January 2, 2019, in Document No. 2019R-000115, Foreclosing Assignee (if any): NewRez LLC d/b/a Shellpoint Mortgage Servicing

Amount claimed to be due at the date hereof: Two Hundred Twenty-One Thousand Nine Hundred Ninety-Two and 29/100 Dollars (\$221,992.29)

Mortgaged premises: Situated in Livingston County, and described as: A parcel of land in the Southwest 1/4 of Section 23, Town 2 North, Range 3 East, Township of Iosco, Livingston County, Michigan, described as follows: Beginning at a point on the West line of Section 23 and the center line of Bull Run Road, said point being distant South 00 degrees 02 minutes 44 seconds West 1523.34 feet, along the West line of Section 23 and the center line of Bull Run Road, from the West 1/4 corner of Section 23; proceeding thence from said point of beginning, South 89 degrees 28 minutes 44 seconds East 583.00 feet; thence North 00 degrees 02 minutes 44 seconds East 68.99 feet; thence South 89 degrees 28 minutes 44 seconds East 250.76 feet; thence South 00 degrees 02 minutes 44 seconds West 359.99 feet; thence North 89 degrees 28 minutes 44 seconds West 833.76 feet; thence North 00 degrees 02 minutes 44 seconds East 291.00 feet along the West line of Section 23 and the center line of Bull Run Road, to the point of beginning Together with and subject to a private, non-exclusive, 66 feet wide ingress, egress and public utility easement in the Southwest 1/4 of Section 23, Town 2 North, Range 3 East, Iosco Township, Livingston County, Michigan, more particularly described as: Beginning at a point on the West line of Section 23 and the center line of Bull Run Road, said point being distant South 00 degrees 02 minutes 44 seconds West 1748.34 feet, along the West line of Section 23 and the center line of Bull Run Road, from the West 1/4 corner of Section 23; proceeding thence from said point of beginning South 89 degrees 28 minutes 44 seconds East 833.76 feet; thence South 00 degrees 02 minutes 44 seconds West 66.00 feet; thence North 89 degrees 28 minutes 44 seconds West 833.76 feet; thence North 00 degrees 02 minutes 44 seconds East 66.00 feet along the West line of Section 23 and the center line of Bull Run Road to the point of beginning. Said easement is over, under and across the Southerly 66.00 feet of Parcel 3. Commonly known as 3803 Bull Run 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. 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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1531702

(06-02)(06-23)

(6-2, 6-9, 6-16 & 6-23-24 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 26, 2024. 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): Jeremy Taylor, a single man

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

Foreclosing Assignee (if any): PennyMac Loan Services, LLC

Date of Mortgage: October 17, 2018

Date of Mortgage Recording: October 22, 2018

Amount claimed due on date of notice: \$211,853.77

Description of the mortgaged premises: Situated in Township of Howell, Livingston County, Michigan, and described as: Unit 75, River Downs, a Condominium, according to the Master Deed recorded in Liber 1992 on Page 158, and amended in the First Amendment to the Master Deed recorded in Liber 2103 on Page 929, the Second Amendment to the Master Deed recorded in Liber 2103 on Page 937, the Third Amendment to the Master Deed recorded in Liber 2104 on Page 157, the Fourth Amendment to the Master Deed recorded in Liber 2469 on Page 144, and re-recorded in Liber 2483 on Page 116, and designated as Condominium Subdivision Plan No. 82, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Common street address (if any): 2698 Thistlewood Dr #75, Howell, MI 48843-7275

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 26, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1530859  
(05-26)(06-16)

(5-26, 6-2, 6-9 & 6-16-24 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 17, 2024. 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): Kevin Alderton and Katelyn Alderton, 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): PNC Bank, National Association

Date of Mortgage: August 19, 2020

Date of Mortgage Recording: August 24, 2020

Amount claimed due on date of notice: \$249,910.95

Description of the mortgaged premises: Situated in Township of Marion, Livingston County, Michigan, and described as: A part of the Northeast fractional 1/4 of Section 3, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan, described as: Beginning at a point 1485 feet North of the center of Section 3; thence North 571 feet; thence East 640.50 feet; thence South 29 degrees 391 feet to the center of highway; thence South 34 degrees West 58.4 feet in highway; thence South 77 degrees 30 minutes West 810 feet to beginning.

EXCEPTING THEREFROM a parcel described as: Beginning in the centerline of highway at a point 1485 feet North and 578.2 feet North 77 degrees 30' East from the center of said Section 3; thence North 77 degrees 30' East 141.3 feet along the centerline of highway; thence North 23 degrees 50' West 132 feet; thence South 77 degrees 30' West 141.3 feet; thence South 23 degrees 50' East 132 feet to the POINT OF BEGINNING.

Common street address (if any): 2432 Norton Rd, Howell, MI 48843-8910

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 9, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1532072  
(06-09)(06-30)

(6-9, 6-16, 6-23 & 6-30-24 FNV)

**NOTICE OF FORECLOSURE  
BY ADVERTISEMENT**

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Name(s) of the mortgagor(s): Nelson E. Heskett aka Nelson E. Heskett, a married man joined by his wife Leticia A. Heskett

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

Foreclosing Assignee (if any): PennyMac Loan Services LLC

Date of Mortgage: September 24, 2015

Date of Mortgage Recording: October 9, 2015

Amount claimed due on date of notice: \$200,471.60

Description of the mortgaged premises: Situated in Township of Hartland, Livingston County, Michigan, and described as: Lot 110, Hartland Country Club Subdivision No. 2, according to the plat thereof as recorded in Liber 17 of Plats, Page(s) 46 through 51, inclusive, Livingston County Records.

Common street address (if any): 12080 Country Side Dr, Hartland, MI 48353-2912

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 2, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1531256  
(06-02)(06-23)

(6-2, 6-9, 6-16 & 6-23-24 FNV)

**NOTICE OF PUBLIC HEARING  
HANDY TOWNSHIP  
BOARD OF TRUSTEES  
2024-2025 PROPOSED  
GENERAL FUND BUDGET  
AND 2024-2025  
ROAD FUND BUDGET  
JUNE 17, 2024**

The Handy Township Board of Trustees will hold a public hearing on the proposed General Fund and Road Fund Budgets for the July 1, 2024- June 30, 2025 fiscal year on Monday, June 17, 2024, 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, 2024. Written comments must be received by Laura A. Eisele, Clerk, at the Township Office on or before June 17, 2024, at 4 p.m.

Laura A. Eisele  
Handy Township Clerk  
(6-9 & 6-16-24 FNV)

## ORDINANCE NO. 496

### AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF FOWL- ERVILLE, MICHIGAN AMENDING THE FOWLerville VILLAGE CODE OF ORDINANCES BY AMENDING CHAPTER 30, ARTICLE II, DIVISION 2, ENTI- TLED TAX INCREMENT FINANCE AND DOWNTOWN DEVELOPMENT PLAN, SECTIONS 30-61 & 30-62

The Village of Fowlerville ordains:

**Section 1.** Chapter 30, Community Development, Article II, Downtown Development Authority, Division 2, Tax Increment Finance and Downtown Development Plan, Sec. 30-61, entitled “Findings and Declarations,” of the Code of Ordinances, Village of Fowlerville, is hereby amended to read as follows:

Sec. 30-61. Findings and Declarations.

(a) For the purpose of this Division, the Fowlerville Village Council finds and determines the following:

- (1) A Tax Increment Finance and Downtown Development Plan for a development area within the downtown district established pursuant to 1975 Public Act 197 (now MCL 125.4201 et seq) and pursuant to Division 1 of this Article was prepared by the Fowlerville Village Downtown Development Authority and was adopted by the Village pursuant to Ordinance No. 283, and previously amended by Ordinance Nos. 300, 351, 366, 377, 398, 399, 404, 414, 418, 431, 446, 453, 471, 476, 481, 484, and 490.
- (2) The 2024 Tax Increment Finance and Downtown Development Plan Amendments have been recommended by the Downtown Development Authority, with a further modification to Plan Section 1.4.1.11 as recommended by the FDDA Attorney, John L. Gormley, Esq, on behalf of the FDDA.
- (3) An opportunity was provided for the Tax Increment Finance and Downtown Development Plan Amendments to be reviewed with the other area taxing authorities, including the Livingston County, the Township of Handy, and the Fowlerville District Library.
- (4) A public hearing thereon was held before the Village Council on Monday, for June 3, 2024, at 6:30 p.m. in the Council Chambers, Village Hall, 213 South Grand, Fowlerville, Michigan.
- (5) Notice of the public hearing was given in accordance with Section 218 of Michigan Public Act No. 57 of 2018 [MCL 125.4218].
- (6) The Village Council has carefully considered the 2024 Tax Increment Finance and Downtown Development Plan Amendments, the statements and ideas expressed at the public hearing, and the recommendations received by Council, and the modifications suggested by Council members.

(b) The Village Council declares that:

- (1) The Tax Increment Finance and Downtown Development Plan, as amended, constitute a public purpose.
- (2) The Tax Increment Finance and Downtown Development Plan, as amended, meet the requirements set forth in sections 214 and 217 of Michigan Public Act No. 57 of 2018, as amended (MCL 125.4214, 125.4217).
- (3) The Tax Increment Finance and Downtown Development Plan, as amended, meet the requirement set forth in section 217(2) of Michigan Public Act No. 57 of 2018 [MCL 125.4217(2)].
- (4) Both the Tax Increment Finance and Downtown Development Plan, as amended, meet all other requirements as set forth in Michigan Public Act 57 of 2018.
- (5) The proposed method of financing the development, as amended, is feasible, and the authority has the ability to arrange the financing.
- (6) The development, as amended, is reasonable and necessary to carry out the purposes of Michigan Public Act 57 of 2018.
- (7) The Development Plan, as amended, is in reasonable accord with the master plan of the Village.
- (8) Public services such as fire and police protection and utilities are or will be adequate to service the project area, as amended.
- (9) Changes in zoning, streets, intersections, and utilities are reasonably necessary for the project, as amended, and for the Village.
- (10) The land included within the development area to be acquired is reasonably necessary to carry out the purposes of the plan and of this part in an efficient and economically satisfactory manner.
- (11) The Tax Increment Finance and Downtown Development Plan, as amended, have been recommended by both the Downtown Development Authority and the Authority representatives have been consulted as to modifications made by the Village Council.

**Section 2.** Chapter 30, Community Development, Article II, Downtown Development Authority, Division 2, Tax Increment Finance and Downtown Development Plan, Sec. 30-62 of the Code of Ordinances, Village of Fowlerville, entitled “Ap-

proval and Adoption,” is hereby amended to read as follows:

Sec. 30-62. Approval and Adoption.

The Fowlerville Downtown Development Authority Tax Increment Finance and Downtown Development Plan for the development area within the downtown district established pursuant to Michigan Public Act 57 of 2018 (MCL 4201 et seq), as initially adopted through Fowlerville Ordinance No. 283, and previously amended by Fowlerville Ordinance Nos. 300, 351, 366, 377, 395, 398, 399, 404, 414, 418, 431, 446, 453, 471, 476, 481, 484, and 490, as further amended by revisions incorporated in the “2024 Tax Increment Finance and Downtown Development Plan Amendments” prepared by John L. Gormley, Esq., attorney for the Fowlerville Downtown Development Authority, and as approved by the Fowlerville Village Council; but with Section 1.4.1.11 of the “2024 Tax Increment Finance and Downtown Development Plan Amendments” modified as recommended by the FDDA’s Attorney John L. Gormley, Esq., on behalf of the FDDA, to read:

1.4.1.11 Sonay Wagar-Thornburgh and William K. Thornburgh will be granting an Easement over the unimproved portions of 141 South Grand Ave., Fowlerville, MI (Parcel NO. 4705-11-302-043) to the New SE Quadrant Municipal Parking Lot for One (\$1.00) Dollar in consideration and the agreement to provided 12 overnight parking spaces (2 per residential apartment) located at 141 South Grand River Ave. as close as possible to the building given the parking lot layout in Exhibit T. The easement is described in Exhibit O. The FDDA Attorney is authorized to prepare an Easement, obtaining the necessary signatures, and recording same at the Livingston County Register of Deeds. The Attorney shall attempt to secure the approval of all owners and all mortgage and lien holders of record to the Easement, but if the Attorney, after consultation with the FDDA Chair, determines the approval of a mortgage or lien holder is not reasonably obtainable and will delay the project, then only the signature of the owner(s) shall be obtained to the Easement by the Attorney. The Easement shall grant the improved portions 141 South Grand Ave. a non-exclusive right to utilize the new SE Quadrant Municipal Parking Lot for its patrons and employees, including all community trash depositories.

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

**Section 4. Savings Clause.** This Ordinance shall in no manner affect pending litigation, either civil or criminal, founded or growing out of any Ordinance, Resolution, Order or parts thereof, hereby repealed.

**Section 5. Validity and Severability.** Should any portion of this Ordinance be found invalid for any reason, such a holding shall not be construed as affecting the validity of the remaining portions of the Ordinance.

**Section 6. Effective Date.** This Ordinance shall be effective from and after its publication.

Carol Hill  
Carol Hill, Village President

Kathryn M. Rajala-Gutzki  
Kathryn M. Rajala-Gutzki, Village Clerk

#### REVIEWED FOR FORM:

David G. Stoker  
David G. Stoker, Village Attorney

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

Carol Hill, President	__AYE__
Kathryn Heath, President Pro Tem	__AYE__
Craig Curtis, Trustee	__AYE__
Jamey Hardenbrook, Trustee	__AYE__
Mary Helfmann, Trustee	__AYE__
Jamie Hernden, Trustee	__AYE__
Jim Mayhew, Trustee	__AYE__

The President thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Fowlerville this 3rd day of June, 2024.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. 496 adopted by the Village Council of the Village of Fowlerville, County of Livingston, Michigan, at a regular meeting held on Monday, June 3, 2024.

Kathryn M. Rajala-Gutzki  
Kathryn M. Rajala-Gutzki, Village Clerk  
(6-9-24 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 June 26, 2024.

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): John F. Rutledge, married man

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

Date of mortgage: June 24, 2021

Recorded on June 29, 2021, in Document No. 2021R-027785, Foreclosing Assignee (if any): Union Home Mortgage Corp. Amount claimed to be due at the date hereof: One Hundred Eighty-Three Thousand Forty-Two and 00/100 Dollars (\$183,042.00)

Mortgaged premises: Situated in Livingston County, and described as: Part of the Southeast 1/4 of Section 16, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as: Beginning at a point on the East and West 1/4 line of Section 16 and the centerline of Pierson Road, said point being distant North 87 degrees 55 minutes 03 seconds West 730.54 feet, along the East and West 1/4 line and the centerline of Pierson Road, from the East 1/4 corner of Section 16; proceeding thence, from said point of beginning, South 00 degrees 04 minutes 24 second East 328.13 feet; thence North 87 degrees 55 minutes 03 seconds West 266.79 feet; thence North 00 degrees 04 minutes 24 seconds West 328.13 feet; thence South 87 degrees 55 minutes 03 seconds East 266.79 feet, along the East and West 1/4 line and the centerline of Pierson Road, to the point of beginning. Commonly known as 9103 Pierson Rd, Fowlerville, MI 48836

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.

Union Home Mortgage Corp.  
Mortgagee/Assignee  
Schneiderman & Sherman P.C.  
23938 Research Dr, Suite 300  
Farmington Hills, MI 48335  
248.539.7400

1530483  
(05-19)(06-09)

(5-19, 5-26, 6-2 & 6-9-24 FNV)

**NOTICE OF FORECLOSURE  
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on June 26, 2024. 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): Aaron Casebolt, a married man

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

Foreclosing Assignee (if any): PennyMac Loan Services LLC

Date of Mortgage: August 3, 2017

Date of Mortgage Recording: August 7, 2017

Amount claimed due on date of notice: \$159,871.07

Description of the mortgaged premises: Situated in City of Howell, Livingston County, Michigan, and described as: Lot 4 of Read's Addition No. 1, according to the plat thereof, recorded in Liber 5 of Plats, Page 50, Livingston County Records

Common street address (if any): 822 Alger St, Howell, MI 48843-1568

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 19, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1530023  
(05-19)(06-09)

(5-19, 5-26, 6-2 & 6-9-24 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, June 26, 2024. 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 Andrew L Roman And Heather R Roman, As Joint Tenants With Right Of Survivorship to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Union Home Mortgage Corp., Mortgagee, dated July 15, 2021, and recorded on July 20, 2021, as Document Number: 2021R-030856, Livingston County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated May 30, 2023 and recorded May 31, 2023 by Document Number: 2023R-009902, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Seventy-One Thousand Six Hundred Thirty-One and 06/100 (\$171,631.06) including interest at the rate of 3.25000% per annum.

Said premises are situated in the Township of HOWELL, Livingston County, Michigan, and are described as: Unit 24 of Pineview Village, a condominium, according to the Master Deed thereof, recorded in Liber 4599, pages 269 through 339, inclusive, Livingston County Records, designated at Livingston County Condominium Subdivision Plan No. 318, and all recorded amendments thereof, if any, together with the rights in general common elements and limited common elements, as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended

Commonly known as: 1618 RED HICKORY CT, HOWELL, MI 48855

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: May 19, 2024

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. 24MI00144-1

(05-19)(06-09)

(5-19, 5-26, 6-2 & 6-9-24 FNV)