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

Fowlerville NEWS & VIEWS

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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, August 26, 2026.

Default has been made in the terms and conditions of the mortgage made by Alan D. Pettit, an unmarried man and Janet M. Pettit, an unmarried woman, as original mortgagors, to 1st National Bank in Howell, as original mortgagee, dated December 15, 2004, and recorded on March 30, 2005, at the Livingston County, Michigan Register of Deeds, in Liber 4752, commencing on Page 337, which mortgage is now held by Bank of Ann Arbor, successor in interest by merger to 1st National Bank in Howell.

The amount claimed to be due on this mortgage, on the date of this notice, was $39,530.30.

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 Township of Genoa, in the County of Livingston and State of Michigan further described as follows: Lot(s) 113, Red Oaks of Chemung No. 4, according to the recorded Plat thereof, as recorded in Liber 14 of Plats, Page(s) 41 and 42, Livingston County Records.

Commonly known as: 5662 Chippewa Dr., Howell, MI

The redemption period shall be Twelve (12) months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 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: July 17, 2026
Bank of Ann Arbor Mortgagee
SHAHEEN, JACOBS & ROSS, P.C.
By: Eric J. Carmichael, Esq. Attorneys for Mortgagee
615 Griswold St., Suite 1425
Detroit, Michigan 48226-3993
(313) 963-1301

(07-26)(08-16)

(7-26, 8-2, 8-9 & 8-16-26 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 September 16, 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): Margaret C. Parsons, a married woman

Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture

Date of mortgage: June 15, 2021

Recorded on June 16, 2021 as Instrument No. 2021R-025793. Amount claimed to be due at the date hereof: Three Hundred Twelve Thousand Five Hundred Seventy-Three and 75/100 ($312,573.75)

Mortgaged premises: Located in the Township of Conway, Livingston County and described as: PARCEL 7: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 1, TOWN 4 NORTH, RANGE 3 EAST, CONWAY TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS EAST 1228.31 FEET (RECORDED AS 1228.79 FEET) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION AND CENTERLINE OF SOBER ROAD; THENCE SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST 1326.67 FEET (RECORDED AS 1326.67 FEET) FOR A PLACE OF BEGINNING; THENCE SOUTH 87 DEGREES 57 MINUTES 39 SECONDS EAST 1343.08 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST 150.00 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 39 SECONDS WEST 581.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST 325.00 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 39 SECONDS WEST 762.08 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 48 SECONDS EAST 475.00 FEET TO THE PLACE OF BEGINNING. BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 4 NORTH, RANGE 3 EAST, CONWAY TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. EASEMENT PARCEL: A 66 FOOT WIDE STRIP OF LAND LYING ADJACENT TO AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 1, TOWN 4 NORTH, RANGE 3 EAST, CONWAY TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE SOUTH 87 DEGREES 48 MINUTES 22 SECONDS EAST 2571.51 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION AND THE CENTERLINE OF SOBER ROAD TO A POINT WHICH IS DISTANT 140.51 FEET (RECORDED AS 140.00 FEET) FROM THE CENTER OF SAID SECTION AS MONUMENTED FOR A PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 14 MINUTES 48 SECONDS WEST 2642.02 FEET TO THE PLACE OF ENDING, BEING A POINT ON THE SOUTH LINE OF SAID SECTION DISTANT 140.38 (RECORDED AS 140.00 FEET) FROM THE SOUTH 1/4 CORNER OF SAID SECTION. Commonly known as 11137 Spencer Drive Fowlerville MI 48836

The redemption period shall be 6 months from the date of such sale, unless abandoned in accordance with MCL 600.3241a, in which case the redemption period shall 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 property is sold at foreclosure sale under Chapter 32 of Act 236 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.

Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026.

This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs.

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.

ALAW
5404 Cypress Center Drive, Suite 300,
Tampa, FL 33609
(813) 221-4743
26-009551

(08-16)(09-06)

(8-16, 8-23, 8-30 & 9-6-26 FNV)

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

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

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in LIVINGSTON County, starting promptly at 10:00 A.M on September 16, 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): KRISTY BRANSON.

Default has been made in the conditions of a Mortgage made by KRISTY BRANSON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, for a mortgage dated October 26, 2019, and recorded on November 06, 2019, as Instrument Number 2019R-030790 in the Livingston County Records. Said mortgage was assigned by said Mortgagee to LAKEVIEW LOAN SERVICING, LLC, as documented by an assignment dated October 18, 2024, and recorded on October 29, 2024, as Instrument Number 2024R-019723 in the LIVINGSTON County Records, on which Mortgage there is claimed to be due at the date hereof the sum of $243,887.55.

Under the power of sale contained in said Mortgage and the statute in such case made and provided, notice is hereby given that said Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue, at the place of holding the Circuit Court within LIVINGSTON County, Michigan on September 16, 2026 at 10:00 A.M.

Said premises are located in the city of HOWELL in LIVINGSTON County, Michigan and are described as: PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWN 3 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 01 DEGREES 14 MINUTES WEST ALONG THE EAST LINE OF SECTION 14, A DISTANCE OF 494 FEET AND NORTH 89 DEGREES 42 MINUTES WEST 361.61 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; THENCE NORTH 89 DEGREES 42 MINUTES WEST 361.62 FEET; THENCE NORTH 01 DEGREES 14 MINUTES WEST PARALLEL WITH THE EAST SECTION LINE OF SECTION 14, A DISTANCE OF 407.80 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST 361.58 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES EAST 410.40 FEET TO THE PLACE OF BEGINNING. SUBJECT TO AND INCLUDING THE USE OF A 66 FOOT WIDE PRIVATE ROAD EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 14, WHICH IS NORTH 01 DEGREES 14 MINUTES WEST 874 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST 648.16 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES EAST PARALLEL WITH THE EAST LINE OF SECTION 14; A DISTANCE OF 42 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 30 SECONDS WEST, 150 FEET; THENCE NORTH 01 DEGREES 14 MINUTES WEST, 150 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, 150 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES EAST, 42 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 30 SECONDS EAST, 648.16 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES EAST, 66 FEET TO THE PLACE OF BEGINNING. Property Address: 95 OLDE FRANKLIN DR., HOWELL, MI 48855

Tax ID No. 4706-14-400-015

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

LAKEVIEW LOAN SERVICING, LLC, Mortgagee/Assignee
August 16, 2026
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Mortgagee/Assignee
13010 Morris Road, Suite 450
Alpharetta, GA 30004
Telephone: 470-321-7112
Facsimile: 404-393-1425
Service Email: MIFCLTeam@raslg.com

(08-16)(09-06)

(8-16, 8-23, 8-30 & 9-6-26 FNV)

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fowlervillenews@gmail.com

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on September 2, 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): Robert F. Cox, a single man
Original Mortgagee: Bank of America, N.A.
Foreclosing Assignee (if any): None
Date of Mortgage: June 20, 2003
Date of Mortgage Recording: July 15, 2003
Amount claimed due on date of notice: $55,174.33
Description of the mortgaged premises: Situated in Township of Tyrone, Livingston County, Michigan, and described as: Lot 48 of Forest Hills No. 4, according to the plat thereof recorded in Liber 16 of Plats, Pages 21, 22 and 23, Livingston County Records.
Common street address (if any): 9475 Longmeadow St, Fenton, MI 48430-8721
The redemption period shall be 1 year from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a.
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: August 2, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1599770
(08-02)(08-23)

(8-2, 8-9, 8-16 & 8-23-26 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
Decedent's Estate**

CASE NO. and JUDGE
2026-0000024329-DE
Hon. Miriam A. Cavanaugh
Court address and telephone no.
204 S. Highlander Way, Ste. 2, Howell, MI 48843
(517) 546-3750

Estate of Ronald A. Kaiser, Deceased
Date of Birth: 05/03/1945

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Ronald A. Kaiser, died 07/02/2026.
Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Denise L. Kodrack, personal representative, or to both the probate court at 204 S. Highlander Way, Ste. 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 08/04/2026

Attorney:
Madelyn R. Lane P88372
7 West Square Lake Road
Bloomfield Hills, MI 48302
248-648-1148

Personal Representative:
Denise L. Kodrack
7644 Maltby Rd.
Brighton, MI 48116
734-536-1733

(8-16-26 FNV)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on AUGUST 26, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Michael Kiker, to Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, Mortgagee, dated November 21, 2023 and recorded November 27, 2023 in Instrument Number 2023R-021602 Livingston County Records, Michigan, and Affidavit Affecting Realty recorded July 20, 2026 in Instrument Number 2026R-015712 Livingston County Records, Michigan. Said mortgage is now held by Lakeview Loan Servicing, LLC, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Ninety-Eight Thousand Six Hundred Seventy-Four and 71/100 Dollars ($298,674.71).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on AUGUST 26, 2026.
Said premises are located in the Township of Fowlerville, Livingston County Michigan, and are described as:
PARCEL 1: Part of the Southwest 1/4 of Section 3, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan, described as: Commencing at the South 1/4 corner of Section 3, Town 4 North, Range 3 East, thence North 89 degrees 40' 38" West 480.26 feet along the South line of said Section and the centerline of Horn Road for a place of beginning; thence continuing North 89 degrees 40' 38" West 179.18 feet; thence North 01 degrees 45' 41" West 668.32 feet along the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section; thence South 89 degrees 42' 57" East 181.42 feet; thence South 01 degrees 34' 09" East 666.37 feet (previously recorded as 668.37 feet) to the place of beginning.
8523 Horn Road, Fowlerville, Michigan 48836
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.
Dated: July 26, 2026
File No. 26-006597
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(07-26)(08-16)

(7-26, 8-2, 8-9 & 8-16-26 FNV)

LEROY TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR MASTER PLAN UPDATE

NOTICE IS HEREBY GIVEN, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Leroy Township Planning Commission at 7:00 p.m., Wednesday, August 19th, 2026.

The purpose of the public hearing is to hear and consider an update to the Leroy Township Master Plan.

The Meeting will be held at the Leroy Township Hall located at 1685 N. M-52, Webberville, Michigan 48892.

Written comments or questions on the proposed variance can be emailed to Township Planning Consultant Chris Khorey at ckhorey@mcka.com until 4:30 p.m. the day of the meeting.

Gina L. Whitehead
Township Clerk
(8-16-26 FNV)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on SEPTEMBER 2, 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 Ferras Twal, to Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., its successors and assigns, Mortgagee, dated June 29, 2021 and recorded July 16, 2021 in Instrument Number 2021R-030391 and Loan Modification Agreement recorded on July 24, 2025, in Instrument Number 2025R-014337, Livingston County Records, Michigan, and Affidavit Affecting Realty recorded July 20, 2026 in Instrument Number 2026R-015714 Livingston County Records, Michigan. Said mortgage is now held by NewRez LLC d/b/a Shellpoint Mortgage Servicing, by assignment. There is claimed to be due at the date hereof the sum of Three Hundred Forty Thousand One Hundred Forty-Three and 90/100 Dollars ($340,143.90).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on SEPTEMBER 2, 2026.
Said premises are located in the Township of Hartland, Livingston County Michigan, and are described as:
Unit 70, HERITAGE MEADOWS OF HARTLAND CONDOMINIUM, according to the Master Deed recorded in Liber 2430, pages 409 through 476, inclusive, and any amendments thereto, Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 150, together with rights in general common elements and limited common elements as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.
11263 Matthew Ln, Hartland, Michigan 48353
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.
Dated: August 2, 2026
File No. 26-004986
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(08-02)(08-23)

(8-2, 8-9, 8-16 & 8-23-26 FNV)

LEROY TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENT

NOTICE IS HEREBY GIVEN, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Leroy Township Planning Commission at 7:00 p.m., Wednesday, August 19th, 2026.

The purpose of the public hearing is to hear and consider an amendment to the Zoning Ordinance to permit and regulate Accessory Dwelling Units in Leroy Township.

The Meeting will be held at the Leroy Township Hall located at 1685 N. M-52, Webberville, Michigan 48892.

Written comments or questions on the proposed variance can be emailed to Township Planning Consultant Chris Khorey at ckhorey@mcka.com until 4:30 p.m. the day of the meeting.

Gina L. Whitehead
Township Clerk
(8-16-26 FNV)

SHORT FORECLOSURE NOTICE - LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on September 30, 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): David A. Forbes, a single person
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender`s successors and assigns
Date of mortgage: November 7, 2025
Recorded on November 13, 2025, in Document No. 2025R-022980, Foreclosing Assignee (if any): Rocket Mortgage, LLC
Amount claimed to be due at the date hereof: Three Hundred Thirteen Thousand Five Hundred Ninety-Seven and 44/100 Dollars ($313,597.44)
Mortgaged premises: Situated in Livingston County, and described as: UNIT 55 OF WOODCLIFF NORTH, A CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 2255, PAGE 543, LIVINGSTON COUNTY RECORDS AND DESIGNATED LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 128, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID MASTER DEED, AND ANY AMENDMENTS THERETO, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED. Commonly known as 2731 N Moonglow Ct, #55, Hartland, MI 48353
The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Rocket Mortgage, LLC
Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400
1603460
(08-16)(09-06)

(8-16, 8-23, 8-30 & 9-6-26 FNV)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on SEPTEMBER 16, 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 Norbert Kaczor and Janet L. Kaczor and Tracey L. Parchman, to Mortgage Electronic Registration Systems, Inc., as nominee for Summit Funding, Inc, its successors and assigns, Mortgagee, dated November 25, 2020 and recorded December 1, 2020 in Instrument Number 2020R-044013 Livingston County Records, Michigan. Said mortgage is now held by PNC Bank, National Association, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Ten Thousand Six Hundred Fifty-Six and 67/100 Dollars ($110,656.67).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on SEPTEMBER 16, 2026.
Said premises are located in the Township of Iosco, Livingston County Michigan, and are described as:
A PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 2 NORTH, RANGE 3 EAST, IOSCO TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 34, THENCE SOUTH 0°29'16" EAST, ALONG THE EAST SECTION LINE OF SAID SECTION 34, 972.49 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 0°29'16" EAST ALONG SAID SECTION LINE 313.61 FEET: THENCE NORTH 89°50'25" WEST 1399.93 FEET TO THE CENTERLINE OF BULL RUN ROAD, THENCE NORTH 3°06'05" EAST, ALONG SAID CENTERLINE, 314.00 FEET; THENCE SOUTH 89°50'25" EAST 1380.27 FEET TO THE POINT OF BEGINNING.
5705 Bull Run Road, Gregory, Michigan 48137
The redemption period shall be 12 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.
Dated: August 9, 2026
File No. 26-007407
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(08-09)(08-30)

(8-9, 8-16, 8-23 & 8-30-26 FNV)

FORECLOSURE NOTICE

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, September 9, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a certain mortgage made by Danae Ann Moore, a single woman to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Rocket Mortgage, LLC , its successors, and assigns, Mortgagee, dated June 6, 2023, and recorded on June 23, 2023, as Document Number: 2023R-011575, Livingston County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated November 13, 2025 and recorded November 19, 2025 by Document Number: 2025R-023451, on which mortgage there is claimed to be due at the date hereof the sum of Three Hundred Twenty-Seven Thousand Six Hundred Eighty-Eight and 70/100 ($327,688.70) including interest at the rate of 6.62500% per annum.
Said premises are situated in the Township of Handy, Livingston County, Michigan, and are described as: Unit No. 38, Red Cedar Crossing West according to the Master Deed recorded in Instrument No. 2019R-004371, as amended, and designated as Livingston County Condominium Subdivision Plan No. 427, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.
Commonly known as: 2817 JORDAN RIVER DR, FOWLERVILLE, MI 48836
If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest.
Dated: August 9, 2026
Randall S. Miller & Associates, P.C.
Attorneys for Carrington Mortgage Services, LLC
43252 Woodward Avenue, Suite 180,
Bloomfield Hills, MI 48302,
(248) 335-9200
Hours: 9:00 a.m. - 5:00 p.m.
Case No. 25MI00820-4

(08-09)(08-30)

(8-9, 8-16, 8-23 & 8-30-26 FNV)

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fowlervillenews@gmail.com

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 September 02, 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): Jason Gjura, a single man, and Perparim Gjura, 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: December 16, 2022
Recorded on December 19, 2022, in Document No. 2022R-031723,
Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC
Amount claimed to be due at the date hereof: Seven Hundred Three Thousand Six Hundred Fifty-Four and 57/100 Dollars ($703,654.57)
Mortgaged premises: Situated in Livingston County, and described as: Part of the Southwest 1/4 of Section 33, Town 3 North, Range 5 East, Township of Oceola, Livingston County, Michigan, described as follows: Commencing at the Southwest corner of said Section 33; thence along the West line of said Section and centerline of Latson Road North 00 degrees 22 minutes 29 seconds West, 404.45 feet to the point of beginning of the Parcel to be described; thence continuing along said West line and centerline North 00 degrees 22 minutes 26 seconds West, 271.18 feet; thence North 89 degrees 46 minutes 43 seconds East, 393.21 feet; thence South 68 degrees 16 minutes 53 seconds East, 51.13 feet; thence South 89 degrees 27 minutes 03 seconds East, 341.09 feet; thence South 00 degrees 22 minutes 29 seconds East 384.57 feet; thence North 89 degrees 19 minutes 34 seconds West, 291.20 feet; thence North 03 degrees 12 minutes 21 seconds East, 66.00 feet; thence North 82 degrees 32 minutes 58 seconds West, 499.27 feet to the point of beginning.
Commonly known as 100 N Latson Rd, 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.

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

1600325
(08-02)(08-23)

(8-2, 8-9, 8-16 & 8-23-26 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 August 26, 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): Eugen A. Jude, a married man and Joan E. Stroud, a single woman, as joint tenants
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns
Foreclosing Assignee (if any): Freedom Mortgage Corporation
Date of Mortgage: October 23, 2018
Date of Mortgage Recording: October 25, 2018
Amount claimed due on date of notice: $245,645.51
Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: Part of the Northeast 1/4 of Section 12, Town 1 North, Range 5 East, Hamburg Township, Livingston County, State of Michigan, more particularly described as: Commencing at the North 1/4 corner of Section 12; thence South 01 degrees 58 minutes 29 seconds East, 1323.36 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 12; thence North 89 degrees 51 minutes 54 seconds East (previously recorded as East), 207.07 feet (recorded as 217.00 feet); thence South 06 degrees 45 minutes 00 seconds West 200.00 feet: thence South 17 degrees 36 minutes 00 seconds West, 100.00 feet; thence South 10 degrees 11 minutes 00 seconds West, 91.00 feet, to the point of beginning of the parcel to be described; thence South 89 degrees 02 minutes 54 seconds East 172.93 feet; thence South 01 degrees 26 minutes 20 seconds East, 235.03 feet: thence in Welle Road (66 foot wide Right of Way) on the following two (2) courses: 1) North 89 degrees 12 minutes 00 seconds West, 221.00 feet; thence North 10 degrees 11 minutes 00 seconds East, 238.50 feet, to the point of beginning.
Common street address (if any): 7353 Welle Rd, Brighton, MI 48116-8811
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: July 26, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1599329
(07-26)(08-16)

(7-26, 8-2, 8-9 & 8-16-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the Circuit Court in Livingston County, Michigan starting promptly at 10:00 a.m. on September 2, 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 (the "Mortgage") made by Matthew Allen Crawford aka Matthew Crawford and Rachel Crawford, husband and wife, joint tenants of 3546 Habitat Trl., Pinckney, MI 48169 (Borrower), Destruction Depot, LLC, a Michigan limited liability company (Borrower) as Mortgagor, to Metro Community Development, Inc., a Michigan Nonprofit Corporation, dated April 6, 2023, and recorded on April 26, 2023, in Instrument No. 2023R-007586, Livingston County Records, Livingston County, Michigan.
The balance owing on the Mortgage is $635,517.54 at the time 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. The Mortgagee will apply the sale proceeds to the debt secured by the Mortgage as stated above, plus interest on the amount due at the rate of 9.00% per annum; all legal costs and expenses, including attorney's fees allowed by law; and also any amount paid by the Mortgagee to protect its interest in the property.
The property to be sold at foreclosure is all of that real estate situated in the Township of Hamburg, County of Livingston, State of Michigan described more fully as: Unit 23, Hidden Valley Estates, a condominium, (formerly known as Robin Egg Estates) according to the Master Deed recorded in Liber 2055, Pages 355 through 413, Livingston County Records, and amended in Liber 2464, Page 262, and amended by First Amendment to Master Deed recorded in Liber 2483, Pages 311, 312, and 313, Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 89, together with rights in general common elements and limited common elements as set forth in the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.
Tax ID Number: 4715-29-205-023
Commonly known as: 3546 Habitat Trl., Pinckney, MI 48169
The redemption period shall be six (6) months from the date of sale pursuant to MCLA 600.3240(8). 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.
Dated: July 8, 2026
METRO COMMUNITY DEVELOPMENT, INC.
Mortgagee
Plunkett Cooney
Lisa A. Hall
Attorney for Mortgagee
333 Bridge Street NW, Suite 530
Grand Rapids, Michigan 49504
(616) 752-4615

(07-26)(08-23)

(7-26, 8-2, 8-9, 8-16 & 8-23-26 FNV)

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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 September 02, 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): Charles Cole, a single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender`s successors and assigns
Date of mortgage: October 18, 2021
Recorded on October 22, 2021, in Document No. 2021R-042981,
Foreclosing Assignee (if any): Rocket Mortgage, LLC
Amount claimed to be due at the date hereof: One Hundred Fifty-Four Thousand Five Hundred Forty-Five and 57/100 Dollars ($154,545.57)
Mortgaged premises: Situated in Livingston County, and described as: LOT 24 DUNHAM LAKE ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF AS RECORDED IN LIBER 11, PAGES 22 AND 23 OF PLATS, LIVINGSTON COUNTY RECORDS.
Commonly known as 3072 N Tipsico Lake Rd, Hartland, MI 48353
The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.

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

1600232
(08-02)(08-23)

(8-2, 8-9, 8-16 & 8-23-26 FNV)

MORTGAGE FORECLOSURE NOTICE

DEFAULT having been made in the terms and conditions of a certain mortgage made by Carlyle S. Cafini, II, a single man, whose mailing address is 6481 Marcy Street, Brighton, MI 48116 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 April 4, 2019 and recorded on April 17, 2019, at Document No. 2019R-009212, Livingston County Records, on which mortgage there is claimed to be due at the date of this notice the sum of FIVE THOUSAND FOUR HUNDRED EIGHTY-FIVE AND 39/100 DOLLARS ($5,485.39), plus interest, at a rate of 5.740% 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 80, WILLMOR SUBDIVISION NO. 1, as recorded in Liber 8, Page 46 of Plats, Livingston County Records. Commonly known as: 6481 Marcy Street, Brighton, MI 48116 Tax ID No. 16-05-103-081
The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with 1948 CL 600.3241a, in which case the redemption period shall be thirty (30) days from the date of such sale. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 a.m. on Wednesday, September 16, 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: August 9, 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
Strobl Stark PLLC
33 Bloomfield Hills Pkwy., Ste. 125
Bloomfield Hills, MI 48304
(248) 540-2300

(08-09)(08-30)

(8-9, 8-16, 8-23 & 8-30-26 FNV)

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