

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 MARCH 20, 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 mortgage made by Mark Merrill and Dreana Merrill, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Citadel Servicing Corporation, Mortgagee, dated April 18, 2018 and recorded April 27, 2018 in Instrument Number 2018R-011209 Livingston County Records, Michigan. Said mortgage is now held by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee of the MFA 2020-NQM2 Trust, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Sixty-Five Thousand Five Hundred Seventy-Eight and 61/100 Dollars (\$165,578.61).

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 vendue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on MARCH 20, 2024.

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

Parcel 1: Part of the Southwest 1/4 of the Northwest fractional 1/4 of Section 30, Town 3 North, Range 6 East, Michigan, described as follows: Commencing at the West 1/4 corner of said Section 30; thence North 01 degrees 07 minutes 47 seconds West (recorded as North 01 degrees 16 minutes 35 seconds West) 165.00 feet along the West line of said Section and the centerline of Hacker Road; thence North 88 degrees 49 minutes 28 seconds East (recorded as North 88 degrees 40 minutes 40 second East) 931.43 feet to the point of beginning of the parcel to be described; thence North 01 degrees 10 minutes 49 seconds West 54.97 feet; thence North 88 degrees 49 minutes 28 seconds East 396.00 feet; thence South 01 degrees 10 minutes 49 seconds East (recorded as South 01 degrees 19 minutes 37 seconds East) 220.01 feet; thence South 88 degrees 49 minutes 36 seconds West 396.00 feet; thence North 01 degrees 10 minutes 49 seconds West 165.04 feet to the point of beginning. Subject to and together with a private ingress and egress easement in the Southwest 1/4 of the Northwest fractional 1/4 of Section 30, Town 3 North, Range 6 East, Michigan described as follows: Commencing at the West 1/4 corner of said Section 30; thence North 01 degrees 07 minutes 47 seconds West (recorded as North 01 degrees 16 minutes 35 second West) 125 feet along the West line of said Section and the centerline of Hacker Road to the point of beginning of said easement; thence continuing North 01 degrees 07 minutes 47 seconds West 40.00 feet; thence North 88 degrees 49 minutes 28 seconds East 931.43 feet; thence North 01 degrees 10 minutes 49 seconds West 54.97 feet; thence North 88 degrees 49 minutes 36 seconds East 24.00 feet; thence South 01 degrees 10 minutes 49 seconds East 78.97 feet; thence South 88 degrees 49 minutes 28 seconds West 905.45 feet; thence South 01 degrees 07 minutes 47 seconds East 16.00 feet; thence South 88 degrees 49 minutes 28 seconds West 50.00 feet to the said West line of Section 30 and the point of beginning.

1496 N Hacker Rd, Howell, Michigan 48843

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

Dated: February 18, 2024

File No. 24-000964

Firm Name: Orlans PC

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

Firm Phone Number: (248) 502.1400

(02-18)(03-10)

(Date 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 March 6, 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): Joseph J. Podojak, a married man and John Hogan, a single man, 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): Lakeview Loan Servicing, LLC

Date of Mortgage: June 25, 2019

Date of Mortgage Recording: July 9, 2019

Amount claimed due on date of notice: \$180,942.74

Description of the mortgaged premises: Situated in Village of Fowlerville, Livingston County, Michigan, and described as: Unit 22 of Solitude Meadows Condominium, according to the Master Deed thereof, recorded in Liber 2953 Page(s) 133 through 194, inclusive, Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 217, 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.

Common street address (if any): 700 Jessica Cir, Fowlerville, MI 48836-8599

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: February 4, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1521477

(02-04)(02-25)

(2-4, 2-11, 2-18 & 2-25-24 FNV)

**MARION TOWNSHIP
2024 MARCH
BOARD OF REVIEW**

The Marion Township Board of Review will convene for its organizational meeting on Tuesday, March 5, 2024 at 10 am. No appeals of property assessments will be heard at this meeting.

The 2024 tentative equalization ratio is 50% and the estimated multiplier is 1.0000 for all property classifications.

The Board of Review will hear property assessment appeals by appointment on the following dates:

Monday, March 11, 2024 2:00 pm-9:00 pm
Tuesday, March 12, 2024 9:30 am-4:30 pm

Appointments may be made by calling the Marion Township office at (517) 546-1588 during normal business hours. Non-appointment appeals will be heard as time allows. All meetings of the Board of Review will be held inside the Marion Township Hall, 2877 W. Coon Lake Rd., Howell, MI.

Residents and non-residents may appeal by letter. Written appeals must be received no later than noon on Tuesday, March 12, 2024.

Robert W. Hanvey
Secretary, Board of Review
(2-18, 2-25 and 3-3-24 FNV)

**CONWAY TOWNSHIP
8015 N FOWLerville ROAD
P.O. BOX 1157
FOWLerville, MI 48836-1157
517-223-0358
MARCH 2024 BOARD
OF REVIEW**

The tentative ratios and the estimated multipliers for each class of real property and personal property for 2024 are as follows

CLASS	RATIO	MULTIPLIER
Agriculture	44.34	1.1276
Industrial	49.06	1.0192
Residential	45.39	1.1016
Commercial	60.72	.8235
Commercial Personal	50.00	1.0000
Utility Personal	50.00	1.0000

DATES AND TIMES

Organizational Meeting:

Tuesday March 5, 2024
8:00 a.m.

Appeal Meetings:

Monday March 11, 2024
9:00 a.m. to 12:00 p.m.
1:00 p.m. to 4:00 p.m.

Wednesday March 13, 2024

1:00 p.m. to 4:00 p.m.
6:00 p.m. to 9:00 p.m.

Letters of appeal from both residents and nonresidents are allowed and may include those delivered in person or by mail to Conway Township, 8015 N. Fowlerville Road, Fowlerville, MI 48836 or by email to supervisor@conwaymi.gov. The letter or email must arrive at the Township by 6 p.m. on March 13, 2024.

Karen Page
Assessor

(2-11, 2-18 & 2-25-24 FNV)

**IOSCO TOWNSHIP
BOARD OF REVIEW**

The Organizational Meeting of the Iosco Township Board of Review will be held on Tuesday, March 5, 2024, at 1:00 p.m. at the Iosco Township Hall, 2050 Bradley Rd, Webberville, MI 48892.

The Board of Review will meet to hear appeals of 2024 assessments, by appointment, on Monday, March 11, 2024, from 9:00 a.m. to 12:00 noon and 1:00 p.m. to 4:00 p.m.; on Tuesday, March 12, 2024 from 1:00 p.m. to 4:00 p.m. and 6:00 p.m. to 9:00 p.m. Appointments can be scheduled by calling 517-223-9545

Resident and non-resident property owners may protest by letter. Letter appeals must be received by the last date of March Board of Review (March 12, 2024; Postmarks are not accepted).

Tentative ratios and estimated multipliers for each class of property for 2024 are as follows:

CLASS	TENTATIVE RATIO	ESTIMATED FACTOR
AGRICULTURAL	44.85	1.1148
COMMERCIAL	46.56	1.0739
INDUSTRIAL	46.27	1.0806
RESIDENTIAL	45.07	1.1094
PERSONAL	50.00	1.0000

The inflation rate multiplier (CPI) for use in calculating 2024 capped values is 1.05

Joseph Parker
Secretary to Board of Review

Anne Allen
Assessor

(2-11, 2-18, and 2-25-24 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 March 20, 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): Dean Weid, an unmarried man, Donald Clark, an unmarried man, and Koleen Lappary, an unmarried woman, all as joint tenants
Original Mortgagee: Superior Loan Servicing, as trustee for the benefit of Michael Minch and Carmen Minch, husband and wife as joint tenants
Date of mortgage: November 9, 2022
Recorded on January 19, 2023, in Document No. 2023R-001006, Foreclosing Assignee (if any): None
Amount claimed to be due at the date hereof: Two Hundred Fifty-Eight Thousand Three Hundred One and 35/100 Dollars (\$258,301.35)

Mortgaged premises: Situated in Livingston County, and described as: PART OF THE NORTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 7 AND PART OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 8, DESCRIBED AS: BEGINNING AT THE 1/4 CORNER COMMON TO SECTIONS 7 AND 8, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE ALONG THE EAST AND WEST 1/4 LINE OF SECTION 8 AND THE CENTER LINE OF BECK ROAD, NORTH 88 DEGREES 59 MINUTES 30 SECONDS EAST, 178.50 FEET; THENCE SOUTH 14 DEGREES 56 MINUTES 30 SECONDS EAST, 586.14 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS WEST, 451.88 FEET, THENCE NORTH 18 DEGREES 17 MINUTES 00 SECONDS WEST, 104.18 FEET; THENCE NORTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, 105.22 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST, 100 FEET, THENCE NORTH 08 DEGREES 23 MINUTES 00 SECONDS WEST, 370.00 FEET; THENCE ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION AND CENTER LINE OF BECK ROAD, SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, 144.93 FEET TO THE POINT OF BEGINNING. Commonly known as 2980 Beck 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.

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.

Michael Minch and Carmen Minch, husband and wife as joint tenants Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1522983
(02-18)(03-10)

(2-18, 2-25, 3-3 & 3-10-24 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 March 20, 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): Hannah Proctor and Jimmie McCracken, Jr., tenants in common
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: December 18, 2020
Date of Mortgage Recording: December 22, 2020
Amount claimed due on date of notice: \$197,952.37
Description of the mortgaged premises: Situated in Township of Marion, Livingston County, Michigan, and described as: Part of the Northeast 1/4 of Section 20, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northeast corner of said Section; thence along the East line of said Section 20, South 00 degrees 55 minutes 23 seconds East 662.03 feet; thence along the centerline of Loves Creek Drive, North 89 degrees 45 minutes 10 seconds West 1028.93 feet to the point of beginning of the parcel to be described; thence South 00 degrees 52 minutes 30 seconds East 317.55 feet; thence North 89 degrees 45 minutes 10 seconds West 287.30 feet; thence along the centerline of Cedar Lake Road, North 00 degrees 52 minutes 30 seconds West 317.55 feet; thence along the centerline of said Loves Creek Drive South 89 degrees 45 minutes 10 seconds East 287.30 feet to the point of beginning. Subject to and including the use of Loves Creek Drive, a 66 foot wide private road easement as previously recorded in Liber 693, page 493.

Common street address (if any): 4109 Loves Creek Dr, Howell, MI 48843-9667
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: February 18, 2024
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1522916
(02-18)(03-10)

(2-18, 2-25, 3-3 & 3-10-24 FNV)

**SECTION 00020
BID NOTICE
Village of Webberville
Business Park Paving 2024**

NOTICE IS HEREBY GIVEN, that the Village of Webberville, will receive sealed construction bids on **March 21, 2024**, at the Village of Webberville Offices, 115 S. Main Street, Webberville, Michigan 48895, until **5:00 p.m.** Bids will be opened and publicly announced at 5:30 p.m. that same day for the construction of "Business Park Paving 2024", located in the Village of Webberville, Ingham County, Michigan. Bids must be delivered to 115 S. Main Street, Webberville, MI 48895 within the timeframe listed above in accordance with the Bidding Documents.

The Work includes milling, removal, repair, and replacement of asphalt surface roads including fiber reinforced bituminous membrane, type-B.

Plans and Bidding Documents may be viewed beginning at **9:00 am on February 21, 2024**, at the Village of Webberville Office, 115 S. Main Street, Webberville, MI 48895.

The Issuing Office for the Bidding Documents is PEA Group, 2379 Woodlake Dr., Okemos, MI, 48864. Contact Bruce Wallace at (248) 619-2352, bwallace@peagroup.com. Bid documents will be emailed in .pdf format upon request.

Bids will only be accepted from Plan Holders of Record who have attended the mandatory pre-bid conference (see below). To be a Plan Holder of Record, Bidding Documents MUST BE REQUESTED from the issuing office as described above.

A mandatory pre-bid conference will be held at **9:00 a.m. on February 28, 2024**, at the Village of Webberville Offices, 115 S. Main Street, Webberville, MI 48895. Representatives of the Engineer will be present at the pre-bid conference. Prospective bidders are required to attend and participate in the conference. All bidders must sign in by name of attendee, business represented, and email address.

The Engineer will transmit any Addenda the Engineer considers necessary in response to questions arising at the conference to all Plan Holders of Record. Oral statements may not be relied upon and will not be binding or legally effective.

The contract will be let in accordance with the Contract Documents on file in the Village of Webberville offices and available to interested parties. Bids will be made and received in accordance with these documents.

Contracts will be made with the lowest responsible Bidder giving adequate security for the performance of the work. The Village reserves the right to reject any and all bids, and to adjourn such bid letting to such time and place as the Village shall publicly announce. It is anticipated that Notice of Award will be made on **March 26, 2024**.

The date for the Substantial Completion of such Contract is **November 14th, 2024**, with Final Completion by **December 31, 2024**.

The terms of payment are contained in the contract specifications. Any responsible person wanting to bid on the above-mentioned work will be required to deposit bid security in the amount specified in the bidding documents as a guarantee that they will enter into a contract and furnish the required bonds as prescribed by the contract specifications and applicable law. Bid securities of all unsuccessful Bidders will be returned after a contract is awarded. All bids shall remain open for thirty (30) days after the day of the bid opening, but the Village reserves the right at its sole discretion to release any bid and bid security before that date.

END OF SECTION
(2-18-24 FNV)

**MARION TOWNSHIP
SYNOPSIS OF
PROPOSED MINUTES
FEBRUARY 8, 2024**

The regular meeting of the Marion Township Board was held on Thursday, February 8, 2024 at 7:30 pm. Members Present: Andersen, Durbin, Donovan, Lowe, Lloyd, and Beal. Members Absent: Hanvey. The following action was taken: 1) Call to Order. 2) Motion carried to elect Tammy Beal to chair the meeting. 3) Call to the Public. 4) Motion carried to approve agenda; motion carried to approve consent agenda. 5) Motion carried to adopt resolution to increase sewer usage rate. 6) Motion carried to have paving adding to walking path bid specs. 7) Correspondence & Updates. 8) Call to the Public. 9) Motion to adjourn at 8:16 pm.

Tammy L. Beal, MMC
Township Clerk

Robert W. Hanvey
Township Supervisor
(2-18-24 FNV)

**FORECLOSURE NOTICE
NOTICE OF SALE**

TO ALL PURCHASERS - A lien has been recorded on behalf of River Downs Condominium Association. The lien was executed on August 17, 2023 and recorded on August 21, 2023, as Instrument 2023R-015582, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Two Thousand Six Hundred and Forty Eight Dollars and Ten Cents (\$2,648.10).

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, February 28, 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 David Bober and Margaret Bober, and is situated in the Township of Howell, County of Livingston, State of Michigan, and is legally described as follows: Unit 65, of River Downs, a Condominium according to the Master Deed recorded in Liber 1992, Page 158 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 82. Sidwell No. 06-27-304-065

Commonly known as: 2644 Thistlewood Drive, Howell, Michigan 48843

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association for damaging the property during the redemption period.

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the lien at the telephone number stated in this notice. This sale may be rescinded by the foreclosing lienholder. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: January 11, 2024
River Downs Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Stephen M. Guerra
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(01-21)(02-18)
(1-21, 1-28, 2-4, 2-11 & 2-18-24 FNV)

**NOTICE TO ELECTORS OF
LEROY TOWNSHIP
2024 PRESIDENTIAL
PRIMARY ELECTION
TUESDAY-FEBRUARY 27, 2024
EARLY VOTING SCHEDULE:**

Saturday-February 17, 2024
thru Sunday-February 25, 2024
Each of the 9 days for Early Voting
The Precinct Polls will be
Open to Vote from
9:00 a.m. to 5:00 p.m.

Voting Location is at: Leroy Township Hall
1685 N M-52
Webberville, MI.

Election Day Voting
Tuesday-February 27, 2024
POLLS ARE OPEN FROM 7:00 A.M. TO 8:00 P.M.

Wilma J. Whitehead
Leroy Township Clerk
(2-4, 2-11 & 2-18-24 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 MARCH 20, 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 mortgage made by J. Thaddeus P. McGaffey and Debra Lynn McGaffey, husband and wife, to Wilmington Finance, a division of AIG Federal Savings Bank, Mortgagee, dated April 15, 2005 and recorded April 20, 2005 in Liber 4772, Page 981 Livingston County Records, Michigan. Said mortgage is now held by Citibank, N.A., not in its individual capacity, but solely as owner trustee of the New Residential Mortgage Loan Trust 2019-6, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Eighty-Six Thousand Nine Hundred Thirty-Six and 34/100 Dollars (\$186,936.34).

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 vendue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on MARCH 20, 2024.

Said premises are located in the Township of Hamburg, Livingston County Michigan, and are described as: Lot 18 of LAKELAND HILLS ESTATES, as recorded in Liber 27 of Plats, Pages 44, 45 and 46, Livingston County Records.

5115 Windwood Ct, Pinckney, Michigan 48169
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.

Dated: February 18, 2024
File No. 24-001212
Firm Name: Orlans PC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400
(02-18)(03-10) (2-18, 2-25, 3-3 & 3-10-24 FNV)

**NOTICE TO THE ELECTORS
OF HANDY TOWNSHIP
FEBRUARY 27, 2024
PRESIDENTIAL PRIMARY
ELECTION
ABSENTEE BALLOTS**

All Electors of Handy Township are hereby given notice that a Presidential Primary Election will be held in Precincts 1, 2 & 3 of Handy Township on Tuesday, February 27, 2024. The Handy Township Clerk is currently available to issue absentee ballots for registered voters who have not requested to be placed on the permanent absent voter list on Monday, Wednesday & Thursdays between the hours of 9 a.m. and 5 p.m. at the township office located at 135 N. Grand Avenue. For voters who are unable to visit during these hours, the Clerk will also be available on Saturday, February 24, 2024 from 8 a.m. to 4 p.m., or by appointment. Emergency Absentee Ballots are available on Monday, February 26, 2024 from 9 a.m. until 4 p.m.

Laura A. Eisele
Handy Township Clerk
(1-28, 2-4, 2-11, 2-18 & 2-25-24 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on February 28, 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 Mortgage made by Sachin Golhar and Riya Golhar to AmeriSave Mortgage Corporation dated July 22, 2022 and recorded August 3, 2022 as Instrument No. 2022R-021131, Livingston County, Michigan. Said Mortgage is now held by AmeriSave Mortgage Corporation by assignment and/or merger. There is claimed to be due at the date hereof the sum of \$707,520.73.

Said premises are located in Livingston County, Michigan and are described as: Land Situated in the Township of Tyrone, County of Livingston, State of Michigan, described as: Unit 72, The Preserves Condominium, a condominium according to the Master Deed recorded in Liber 2801, Page 311, et seq., Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 196 together with rights in general common elements and limited common elements as set forth in the above described Master Deed (and Amendments thereto, if any) and as described in Act 59 of the Public Acts of 1978, as amended. Commonly known as: 9371 Lee Jones Rd., Fenton, MI 48430

Tax ID: 4704-08-101-072

Said property is commonly known as 9371 Lee Jones Rd, Fenton, MI 48430. The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply:

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

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

Dated: January 17, 2024
Attorney for the party foreclosing the Mortgage:
Thomas E. McDonald (P39312)
Brock & Scott, PLLC
5431 Oleander Drive
Wilmington, NC 28403
PHONE: (844) 856-6646
File No. 23-31529

(01-28)(02-18) (1-28, 2-4, 2-11 & 2-18-24 FNV)

MORTGAGE SALE -

Pursuant to the terms and conditions of a certain mortgage and by virtue of the power of sale contained in said mortgage, made by Adam Earl and Alissa Earl a/k/a Adam C. Earl and Alissa F. Earl, husband and wife, as tenants by the entirety, Mortgagors, to Mortgage Electronic Registration Systems, Inc (MERS) as nominee for Meridian Home Mortgage Corporation, Mortgagee, dated the 18th day of July, 2016 and recorded in the office of the Register of Deeds, for The County of Livingston and State of Michigan, on the 19th day of August, 2016 in Document # 2016R-025089 said Mortgage having been assigned to Lakeview Loan Servicing, LLC on which mortgage there is claimed to be due, at the date of this notice, the sum of One Hundred Fifty-Nine Thousand Five Hundred Thirty-Eight and 68/100 (\$159,538.68).

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 Livingston County, starting promptly at 10:00 AM o'clock Local Time on the 28th day of February, 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. The bid may include interest thereon at 3.75000 per annum and 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: All that certain piece or parcel of land, including any and all structures, and homes, manufactured or otherwise, located thereon, situated in the City of Brighton, County of Livingston, State of Michigan, and described as follows, to wit: Part of the Southwest 1/4 of Section 31, Town 2 North, Range 6 East, City of Brighton, Livingston County, Michigan, described as: Beginning at a point South 89 degrees 00 minutes 00 seconds East 176.00 feet and South 01 degrees 35 minutes 33 seconds West, 502.30 feet from the Southwest corner of Funsch's Addition, as recorded in Liber 3, Page 7 of Plats, Livingston County Records, said point being in the East right-of-way line of South Third Street (Easement recorded August 18, 1967 in Liber 489, Page 323, Livingston County Records); thence South 01 degrees 35 minutes 33 seconds West 82.30 feet; thence South 88 degrees 23 minutes 37 seconds East 110.27 feet; thence North 01 degrees 44 minutes 34 seconds East 82.30 feet; thence North 88 degrees 23 minutes 27 seconds West 110.49 feet to the point of beginning. Commonly known as 795 S 3RD ST., BRIGHTON, MI 48116

During the six (6) months immediately following the sale, the property may be redeemed, except that in the event that the property is determined to be abandoned pursuant to MCLA 600.3241a, the property may be redeemed 30 days after the foreclosure sale or when the time to provide the notice required by the statute expires, whichever is later. Pursuant to MCLA 600.3278, the mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against 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.

Dated: 01/28/2024
Lakeview Loan Servicing, LLC Mortgagee
HLADIK, ONORATO & FEDERMAN, LLP
Athena Aitas (P61824)
Attorney for Servicer
3290 West Big Beaver Road, Suite 117
Troy, MI 48084
(248)362-2600
FS FHA EARL - 24-00089

1520465
(01-28)(02-18)

(1-28, 2-4, 2-11 & 2-18-24 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 FEBRUARY 28, 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 mortgage made by Dar J. Lorang and Shanna Lorang, husband and wife, to Mortgage Electronic Registration Systems, Inc., as nominee for Mid America Mortgage, Inc., Mortgagee, dated April 23, 2020 and recorded April 28, 2020 in Instrument Number 2020R-013126 Livingston County Records, Michigan. Said mortgage is now held by Mid-First Bank, by assignment. There is claimed to be due at the date hereof the sum of One Hundred Sixty-Six Thousand Seven Hundred Ninety-Nine and 35/100 Dollars (\$166,799.35).

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 vendue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on FEBRUARY 28, 2024.

Said premises are located in the Village of Fowlerville, Livingston County Michigan, and are described as:

A PART OF LOT 38 OF ASSESSOR'S PLAT NO. 2, VILLAGE OF FOWLerville, AS RECORDED IN LIBER 4 OF PLATS, PAGE 10 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 38; THENCE WEST 5 RODS; THENCE NORTH 16 RODS; THENCE EAST 5 RODS TO THE EAST LINE OF SAID LOT 38; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 38 TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 4 RODS AND 6 1/2 FEET WEST FROM THE SOUTHEAST CORNER OF SAID LOT 38; THENCE WEST 10 FEET; THENCE NORTH 16 RODS; THENCE EAST 5 RODS; THENCE SOUTH 50 FEET; THENCE WEST 4 RODS 6 1/2 FEET; THENCE SOUTH 214 FEET TO THE PLACE OF BEGINNING

815 EAST GRAND RIVER AVENUE, 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.

Dated: January 28, 2024
File No. 24-000010
Firm Name: Orlans PC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(01-28)(02-18) (1-28, 2-4, 2-11 & 2-18-24 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 February 28, 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): Tera Lynn Parker, a Single Woman

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Wholesale Mortgage, a Division of United Shore Financial Services, LLC, its successors and assigns
Foreclosing Assignee (if any): United Wholesale Mortgage, LLC

Date of Mortgage: October 3, 2019
Date of Mortgage Recording: October 8, 2019
Amount claimed due on mortgage on the date of notice: \$175,033.21

Description of the mortgaged premises: THE LAND IS SITUATED IN THE TOWNSHIP OF HARTLAND, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, AS FOLLOWS: LOT 25, EXCEPT THE EAST 35 FEET THEREOF, OF THE ORIGINAL PLAT OF THE VILLAGE OF HARTLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 6 OF DEEDS, PAGE 448, LIVINGSTON COUNTY RECORDS.

Commonly Known as: 3660 Mill St., Hartland, MI 48353

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 Judicature 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: 01/28/2024

Potestivo & Associates, P.C.
251 Diversion Street
Rochester, MI 48307
248-853-4400

Our File No.: 318550

(01-28)(02-18) (1-28, 2-4, 2-11 and 2-18-24 FNV)

**STATE OF MICHIGAN
COUNTY OF LIVINGSTON**

**NOTICE TO CREDITORS
Decedent's Trust Estate**

Gary Schoeneman and Karen Schoeneman Revocable Trust

Date of Birth: 09/09/1945

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Gary L. Schoeneman, Sr., died 11/27/2023.

Creditors of the decedent are notified that all claims against the Trust will be forever barred unless presented to Gary Schoeneman, Jr., named Successor Trustee within 4 months after the date of publication of this notice.

Date: 2-7-2024

Attorney:
J. Michael Hickox
2850 S. Milford Rd
Highland, MI 48357
(248) 685-8743

Successor Trustee:
Gary Schoeneman, Jr.
13998 Cherry Blossom Ln.
Milford, MI 48380
248-249-7294

(2-18-24 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 February 28, 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): James L. Bartrum, a Married Man and Sarah E. Bartrum, his 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): Freedom Mortgage Corporation

Date of Mortgage: December 22, 2015

Date of Mortgage Recording: January 7, 2016

Amount claimed due on date of notice: \$167,230.32

Description of the mortgaged premises: Situated in Township of Handy, Livingston County, Michigan, and described as: Unit No. 228, Red Cedar Crossing, a Condominium according to the Master Deed recorded in Liber 4533, Page 924, inclusive and amendments thereto, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 311, 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): 8645 Chippewa River Dr, Fowlerville, MI 48836-8627

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: January 28, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1520161

(01-28)(02-18)

(1-28, 2-4, 2-11 & 2-18-24 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 February 28, 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): Craig Miller and Michelle L Barduca, 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): ALLIED FIRST BANK, SB DBA SERVBANK

Date of Mortgage: November 18, 2016

Date of Mortgage Recording: December 8, 2016

Amount claimed due on date of notice: \$263,678.93

Description of the mortgaged premises: Situated in Township of Genoa, Livingston County, Michigan, and described as: Lot 18, Heritage Farms of Crooked Lake, as recorded in Liber 16, Pages 28, 29 and 30 of Plats, Livingston County Records.

Common street address (if any): 5850 Cedar Knoll Dr, Brighton, MI 48116-9431

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: January 28, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1520838

(01-28)(02-18)

(1-28, 2-4, 2-11 & 2-18-24 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 February 28, 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): Timothy P. Taylor, a single man

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

Foreclosing Assignee (if any): U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust

Date of Mortgage: June 26, 2006

Date of Mortgage Recording: July 19, 2006

Amount claimed due on date of notice: \$142,587.37

Description of the mortgaged premises: Situated in Township of Genoa, Livingston County, Michigan, and described as: Lot 16, Red Oaks of Chemung No. 2, according to the plat thereof recorded in Liber 13, of Plats Page(s) 33 and 34, Livingston County Records.

Common street address (if any): 974 Red Oaks Dr, Howell, MI 48843-9122

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: January 28, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1520462

(01-28)(02-18)

(1-28, 2-4, 2-11 & 2-18-24 FNV)

VILLAGE OF WEBBERVILLE NOTICE OF PUBLIC HEARING

Residents of the Village of Webberville please take notice that a public hearing will be held before the Webberville Village Council Tuesday, March 12, 2024 at 6:00p.m. in the Village Hall, located at 115 S. Main St., Webberville, MI 48892.

The purpose of this hearing is to propose and adopt a zoning amendment to identify and define the use of outdoor storage within the Village. Residents are encouraged to attend and provide their comments for the Village Council to consider.

A copy of this request is available for review at the Webberville Village Office during normal business hours, via pickup or by email.

Interested parties may make comments at the meeting or submit them in writing to Jessica Kuch Clerk/Treasurer, P.O. Box 389, Webberville, MI 48892 or by email at jkuch@webbvill.com, prior to the meeting.

The official minutes of all meetings are stored and available for inspection at the Village Office located at 115 S. Main Street, Webberville. Or on the Village website, webbervillemi.com.

Jessica Kuch
Village of Webberville
Clerk/Treasurer
(2-18-24 FNV)

Amy Pashby
Assessor
(2-18, 2-25 and 3-3-24 FNV)

NOTICE HANDY TOWNSHIP BOARD OF REVIEW

The Handy Township Board will meet to review the 2024 Assessment Roll on Tuesday, March 5, 2024, at 10:00 a.m. in the Township Conference Room 137 N Grand Avenue, Fowlerville Michigan. Please use Rear entrance only. The Handy Township Board of Review will meet to hear appeals related to the 2024 Assessment Roll on:

Monday, March 11, 2024,
9:00a.m.- 12 p.m. & 1:00 p.m.- 4:00 p.m.

Wednesday, March 13, 2024,
1 :00 p.m.- 4:00 p.m. & 6:00 - 9:00 p.m.

At the Handy Township Hall 137 N. Grand Ave. Fowlerville, Michigan.

Please use rear entrance.

Please call 517-223-3228 Monday, Wednesday or Thursday to make an appointment.

Tentative Ratios & Factors

Agricultural	44.10
	1.10674
Commercial	51.82
	.93572
Industrial	45.78
	1.0742
Residential	47.06
	1.0624

NOTICE TO ELECTORS OF HANDY TOWNSHIP 2024 PRESIDENTIAL PRIMARY ELECTION TUESDAY, FEBRUARY 27, 2024 VOTING SCHEDULE

EARLY VOTING SCHEDULE FOR THE FEBRUARY 27, 2024 PRESIDENTIAL PRIMARY ELECTION:

Saturday, February 17, 2024	11 a.m. to 7 p.m.
Sunday, February 18, 2024	11 a.m. to 7 p.m.
Monday, February 19, 2024	11 a.m. to 7 p.m.
Tuesday, February 20, 2024	11 a.m. to 7 p.m.
Wednesday, February 21, 2024	11 a.m. to 7 p.m.
Thursday, February 22, 2024	11 a.m. to 7 p.m.
Friday, February 23, 2024	11 a.m. to 7 p.m.
Saturday, February 24, 2024	11 a.m. to 7 p.m.
Sunday, February 25, 2024	11 a.m. to 7 p.m.

ELECTION DAY VOTING, FEBRUARY 27, 2024:

POLLS ARE OPEN FROM 7 A.M. TO 8 P.M.

VOTING LOCATION FOR HANDY TOWNSHIP PRECINCTS 1, 2 & 3:

Handy Township Voting Center,
(formerly Woodshire Place)
6520 W. Grand River, Fowlerville

Laura A. Eisele, Handy Township Clerk
(1-28, 2-4, 2-11, 2-18 & 2-25-24 FNV)

(1-28, 2-4, 2-11 & 2-18-24 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on March 6, 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 Mortgage made by Robert Steven Tilson and Melanie Ann Tilson to American Advisors Group dated June 6, 2020 and recorded June 15, 2020 as Instrument No. 2020R-018659, Livingston County, Michigan.

Said Mortgage is now held by Carrington Mortgage Services LLC by assignment and/or merger. There is claimed to be due at the date hereof the sum of \$158,918.90.

Said premises are located in Livingston County, Michigan and are described as: PARCEL A: BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 5 EAST, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 12; THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 89 DEGREES 25 MINUTES 06 SECONDS WEST 1066.11 FEET TO A POINT ON THE CENTERLINE OF HAMBURG ROAD; THENCE ALONG SAID CENTERLINE, NORTH 21 DEGREES 43 MINUTES 04 SECONDS WEST 130.96 FEET; THENCE ALONG THE SOUTHERLY LINE OF A 66 FOOT WIDE RIGHT-TO-WAY, NORTH 87 DEGREES 56 MINUTES 48 SECONDS EAST 228.84 FEET; THENCE SOUTH 02 DEGREES 40 MINUTES 52 SECONDS WEST 120.41 FEET; THENCE SOUTH 87 DEGREES 56 MINUTES 18 SECONDS WEST 271.34 FEET TO THE POINT TO BEGINNING. EASEMENT PARCEL: A NON-EXCLUSIVE PEDESTRIAN EASEMENT TO ORE LAKE DESCRIBED AS BEING PART OF THE NORTHWEST 1/4 OF SECTION 13 AND PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 5 EAST, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 13, TOWN 1 NORTH, RANGE 5 EAST, HAMBURG TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE ALONG THE NORTH LINE OF SAID SECTION 13, SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WEST 1066.11 FEET TO A POINT ON THE CENTERLINE OF HAMBURG ROAD AND THE POINT OF BEGINNING OF THE EASEMENT TO BE DESCRIBED; THENCE ALONG THE CENTERLINE OF HAMBURG ROAD SOUTH 19 DEGREES 21 MINUTES 26 SECONDS WEST 19.54 FEET; THENCE ALONG A PREVIOUSLY SURVEYED AND MONUMENTED AND SHOWN ON A SURVEY DRAWING BY PATRICK L. BENTON, R.L.S. NO. 19826 AND HAVING JOB NO. 81-A-3926, EAST 407.46 FEET; THENCE ALONG SAID PREVIOUSLY SURVEYED LINE, SOUTH 67 DEGREES 27 MINUTES 46 SECONDS EAST 258.22 FEET; THENCE SOUTH 77 DEGREES 53 MINUTES 45 SECONDS EAST 189.52 FEET; THENCE ALONG SAID PREVIOUSLY SURVEYED LINE, SOUTH 34 DEGREES 17 MINUTES 03 SECONDS EAST 100.55 FEET; THENCE CONTINUING ALONG SAID PREVIOUSLY SURVEYED LINE, NORTH 53 DEGREES 19 MINUTES 47 SECONDS EAST 9.04 FEET; THENCE CONTINUING ALONG SAID PREVIOUSLY SURVEYED LINE SOUTH 36 DE-

GREES 17 MINUTES 04 SECONDS EAST 95.63 FEET TO TRAVERSE POINT "B", A FOUND 3/4 IRON PIPE; THENCE CONTINUING SOUTH 38 DEGREES 17 MINUTES 04 SECONDS EAST TO THE WATER'S EDGE OF ORE LAKE; THENCE SOUTHEASTERLY ALONG THE WATER'S EDGE OF ORE LAKE; THENCE NORTH 04 DEGREES 19 MINUTES 56 SECONDS WEST TO TRAVERSE POINT "A", A SET 3/4 IRON ROD, A MEANDERING TRAVERSE LINE BEARS SOUTH 43 DEGREES 12 MINUTES 03 SECONDS WEST 51.70 FEET FROM TRAVERSE POINT "A" TO TRAVERSE POINT "B" THENCE FROM TRAVERSE POINT "A", NORTH 31 DEGREES 19 MINUTES 56 SECONDS WEST 210.77 FEET; THENCE NORTH 77 DEGREES 53 MINUTES 45 SECONDS WEST 209.70 FEET; THENCE NORTH 67 DEGREES 27 MINUTES 46 SECONDS WEST 265.34 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 10 SECONDS WEST 48.26 FEET TO A FOUND 1/2 IRON ROD; THENCE SOUTH 89 DEGREES 58 MINUTES 19 SECONDS WESR 349.16 FEET TO A POINT ON THE CENTERLINE OF HAMBURG ROAD; THENCE ALONG THE CENTERLINE OF HAMBURG ROAD, SOUTH 19 DEGREES 21 MINUTES 26 SECONDS WEST 59.41 FEET TO POINT OF BEGINNING.

Being the same property conveyed to Robert Steven Tilson, a single man and Melanie Ann Tilson, as joint tenants, with full rights of survivorship from Robert Steven Tilson, Independent Personal Representative of The Estate of Steven Edgar Tilson, Deceased by QuitClaim Deed dated December 6, 2013 and recorded March 5, 2014 among the Land Records of Livingston County, State of Michigan in 2014R-006837.

Said property is commonly known as 7915 Hamburg Rd, Brighton, MI 48116.

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.

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed. If this is a residential Mortgage, the following shall apply:

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

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

Dated: January 23, 2024

Attorney for the party foreclosing the Mortgage:

Thomas E. McDonald (P39312)
Brock & Scott, PLLC
5431 Oleander Drive
Wilmington, NC 28403
PHONE: (844) 856-6646
File No. 23-33663

(01-28)(02-18)

(1-28, 2-4, 2-11 and 2-18-24 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 February 28, 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 L. Waterbury, 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): Lakeview Loan Servicing LLC

Date of Mortgage: April 16, 2018

Date of Mortgage Recording: April 20, 2018

Amount claimed due on date of notice: \$272,904.64

Description of the mortgaged premises: Situated in Township of Howell, Livingston County, Michigan, and described as: Unit No. 95, Amber Oaks Site Condominium, according to the Master Deed recorded in Instrument No. 2006R-004961, as amended, and designated as Livingston County Condominium Subdivision Plan No. 357, 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

Common street address (if any): 395 Geneva Ct, Howell, MI 48855-7110

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: January 28, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1520727

(01-28)(02-18)

(1-28, 2-4, 2-11 and 2-18-24 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 February 28, 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: \$253,553.65

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 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: January 28, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1520686

(01-28)(02-18)

(1-28, 2-4, 2-11 and 2-18-24 FNV)

FORECLOSURE NOTICE NOTICE OF SALE TO ALL PURCHASERS -

A lien has been recorded on behalf of Hidden Creek of Oceola Condominium Association.

The lien was executed on November 3, 2023 and recorded on November 20, 2023, as Instrument 2023R-021313, Livingston County Register of Deeds.

The lien secures assessments and other sums as of the date hereof in the amount of Two Thousand Nine Hundred and Eleven Dollars and Fifty-Four Cents (\$2,911.54).

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, March 6, 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 Christopher M. Nalley, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 219, of Hidden Creek, a Condominium according to the Master Deed recorded in Liber 4048, Page 0550 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 278. Sidwell No. 07-28-301-219 Commonly known as: 4103 Falmouth Lane, Howell, Michigan 48843

The redemption period shall be six (6) months from the date of such sale unless the property is determined abandoned in accordance with MCL 600.3241a, in which event the redemption date shall be thirty (30) days after the foreclosure sale or fifteen (15) days after the Association's compliance with the notice requirements of MCL 600.3241a(c), whichever is later. If the property is sold at a foreclosure sale, under MCL 600.3278 the co-owner(s) will be held responsible to the person who buys the property at the foreclosure sale or to the Association for damaging the property during the redemption period.

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

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

Dated: January 22, 2024

Hidden Creek of Oceola Condominium Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

Stephen M. Guerra

30140 Orchard Lake Road

Farmington Hills, MI 48334

248 671 0140

(01-28)(02-25)

(1-28, 2-4, 2-11, 2-18 & 2-25-24 FNV)

NOTICE TO THE ELECTORS OF IOSCO TOWNSHIP PRESIDENTIAL PRIMARY ELECTION NOTICE

All Electors are hereby given notice that the Presidential Primary Election will be held in all Precincts of Iosco Township on Tuesday, February 27th 2024. The Iosco Township Clerk is currently available to issue ballots for all Iosco Township registered voters requesting an absentee ballot for the Presidential Primary Election on Wednesday's & Thursday's between 1 p.m. & 5 p.m. at the Township Hall located at 2050 Bradley Rd., Webberville, MI.

Iosco Township's **Early Voting** site is located at Iosco Township Hall at 2050 Bradley Rd., Webberville, MI.

Iosco Township's Early Voting hours are as follows:

- Saturday February 17th, 2024, 7 a.m. to 3 p.m.
- Sunday February 18th, 2024, 10 a.m. to 6 p.m.
- Monday February 19th, 2024, 8 a.m. to 4 p.m.
- Tuesday February 20th, 2024, 7 a.m. to 3 p.m.
- Wednesday February 21st, 2024, 8 a.m. to 4 p.m.
- Thursday February 22nd, 2024, 8 a.m. to 4 p.m.
- Friday February 23rd, 2024, 7 a.m. to 3 p.m.
- Saturday February 24th, 2024, 7 a.m. to 3 p.m.
- Sunday February 25th, 2024, 10 a.m. to 6 p.m.
- Emergency Absentee Ballots are available on Monday, February 26th, 2024, until 4 p.m.
- **Tuesday February 27th, 2024 Election Day 7a.m. to 8 p.m. at your designated precinct.**

Julie Dailey
Iosco Township Clerk
(1-28, 2-4, 2-11 & 2-18-24 FNV)

LEROY TOWNSHIP 2024 MARCH BOARD OF REVIEW

The organizational meeting of the March Board of Review will be at 9:00 a.m., Tuesday, March 5, 2024 at Leroy Township Hall. No appeals will be heard at this meeting. The completed 2024 Assessment Roll will be presented to the Board of Review at this meeting.

The Board of Review Public Appeals will be heard at the Leroy Township Hall 1685 N. M-52, Webberville on Monday, March 11, 2024 from 9:00 a.m.–3:00 p.m. and Tuesday, March 12, 2024 from 3:00–9:00 p.m.

The Leroy Township Board of Review will meet by appointment only, please call:
517-521-3729 for an appointment.

A written appeal by mail may be made by residents and non-residents and must be received no later than Monday, March 11, 2024. Please include your property identification number in your letter. Mail letter of protest to:

Leroy Township Board of Review
1685 N. M-52
Webberville, MI 48892

CLASS	RATIO	MULTIPLIERS
Agricultural	47.52	1.05219
Commercial	49.68	1.00000
Industrial	48.09	1.03972
Residential	41.37	1.20861
Personal	50.00	1.00000

(ADA) Americans With Disabilities Notice
The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon 5 days notice. The building has a barrier free entrance.

Earl Griffes
Leroy Township Supervisor
(2-18, 2-25 & 3-3-24 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 March 20, 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): Matthew Chapman and Heather Chapman, 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): Deutsche Bank National Trust Company, as Trustee for Novastar Mortgage Funding Trust, Series 2007-1

Date of Mortgage: August 31, 2006

Date of Mortgage Recording: September 14, 2006

Amount claimed due on date of notice: \$316,159.31

Description of the mortgaged premises: Situated in Township of Marion, Livingston County, Michigan, and described as: Unit 11, Turtle Creek of Marion Condominiums, according to the Master Deed, recorded in Liber 2861 on Page 782, including any and all amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 207, together with rights in general common elements and limited general common elements, as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Be the same more or less, but subject to all legal highways.

Common street address (if any): 3084 Ridley Way, Howell, MI 48843-1124

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: February 11, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1522064

(02-11)(03-03)

(2-11, 2-18, 2-25 & 3-3-24 FNV)

**FORECLOSURE NOTICE
NOTICE OF SALE TO ALL PURCHASERS -**

A lien has been recorded on behalf of Huntmore Estates Condominium Association. The lien was executed on March 29, 2023 and recorded on March 31, 2023, as Instrument 2023R-005254, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Four Thousand Six Hundred and Three Dollars and Fifty-Four Cents (\$4,603.54).

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, March 20, 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 Nicholas Emery, and is situated in the Township of Brighton, County of Livingston, State of Michigan, and is legally described as follows: Unit 97, of Huntmore Estates, a Condominium according to the Master Deed recorded in Liber 4707, Page 548 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 328. Sidwell No. 12-05-102-097

Commonly known as: 287 Shinnecock Drive, Brighton, Michigan 48114

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: January 31, 2024

Huntmore Estates Condominium Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

Stephen M. Guerra

30140 Orchard Lake Road

Farmington Hills, MI 48334

248 671 0140

(02-11)(03-10)

(2-11, 2-18, 2-25, 3-3 & 3-10-24 FNV)

**HANDY TOWNSHIP
BOARD OF TRUSTEES
REGULAR BOARD
MEETING SYNOPSIS**

The regular meeting of the Handy Township Board of Trustees was called to order by Supervisor Alverson at 7:00 P.M. in the Handy Township Boardroom. Trustees present: Clerk Eisele, Trustee Munsell and Treasurer Shear. Absent: Trustee Roddy. Also present: Zoning Administrator-Flanery, Attorney Chris Kokkinakos, Kola and Marija Pecaj-Be My Guest Café and resident: Chuck Wright and Cathy Elliott.

At the regular Handy Township board meeting the following motions were made:

To approve the agenda as amended

To approve minutes of 1-22-24 and 2-5-24 as amended

To pay bills in amount of \$120,113.29

To approve the request for a Class C Liquor License from Be My Guest Cafe

To accept the 2024-2025 Comm. Rec. Budget & amended Agreement

To approve budget for Voting Center

To adopt the amendment to the Fee Schedule

To contract for pest control at the Voting Center

To approve quote for internet & phone installation at the Voting Center

To adjourn meeting at 8:24 P.M.

Laura A. Eisele
Handy Township Clerk
(2-18-24 FNV)