

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



“Serving the Local Communities”

www.fowlervillenewsandviews.com  
fowlervillenews@gmail.com

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT

Notice is given under section 3212 of the revised judi-  
cature 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 Living-  
ston County, starting promptly at 10:00 AM, on October  
21, 2026. The amount due on the mortgage may be  
greater on the day of sale. Placing the highest bid at the  
sale does not automatically entitle the purchaser to free  
and clear ownership of the property. A potential purchas-  
er 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): Hayley Tennant, a married  
woman

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

Foreclosing Assignee (if any): Freedom Mortgage Cor-  
poration

Date of Mortgage: July 10, 2025

Date of Mortgage Recording: July 17, 2025

Amount claimed due on date of notice: \$476,995.15

Description of the mortgaged premises: Situated in  
Township of Brighton, Livingston County, Michigan, and  
described as: Unit 1, of "Woodland Lake West", a condo-  
minium according to the Master Deed recorded in Liber  
1484, Pages 1 through 68, Livingston County Records,  
as amended, and designated as Livingston County Con-  
dominium Subdivision Plan Number 30, together with  
rights in general common elements and 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): 2479 Waterfront Dr,  
Brighton, MI 48114-7312

The redemption period shall be 6 months from the date  
of such sale, unless determined abandoned in accord-  
dance with MCL 600.3241a; or, if the subject real prop-  
erty 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 fore-  
closure sale or to the mortgage holder for damaging the  
property during the redemption period.

Attention homeowner: If you are a military service mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered 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: September 20, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1606262  
(09-20)(10-11)

(9-20, 9-27, 10-4 & 10-11-26 FNV)

STATE OF MICHIGAN  
PROBATE COURT  
LIVINGSTON COUNTY

NOTICE TO CREDITORS  
DECEDENT'S ESTATE

CASE NO.

2026-024422-DE

Court address & telephone no.

204 S. Highlander Way, #2, Howell, Michigan 48843

(517) 546-3750

Estate of Collene Myers  
Date of birth:\* 05-28-1945

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

The decedent, Collene Myers, died 12-16-2025. Cred-  
itors of the decedent are notified that all claims against  
the estate will be forever barred unless presented to Ni-  
cole Gonzalez, personal representative, or to both the  
probate court at 204 S. Highlander Way, #2, Howell and  
the personal representative within 4 months after the  
date of publication of this notice.

Date: 09/17/2026

Attorney:  
Ajay Gupta P45739  
PO BOX 428  
Troy, MI 48099-0428  
419-866-2098

Personal representative:  
Nicole Gonzalez  
1138 York Ave.  
Howell, MI 48843  
248-756-2380

(9-27-26 FNV)

FORECLOSURE NOTICE

Attention homeowner: If you are a military service mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered 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, October 14, 2026. The amount due on the  
mortgage may be greater on the day of the sale. Placing  
the highest bid at the sale does not automatically entitle  
the purchaser to free and clear ownership of the property.  
A potential purchaser is encouraged to contact the coun-  
ty 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 Amber Calo, An Unmarried Woman to  
Mortgage Electronic Registration Systems, Inc. as Mort-  
gagee, as Nominee for Highlands Residential Mortgage  
Limited Partnership, its successors, and assigns, Mort-  
gagee, dated August 26, 2021, and recorded on Septem-  
ber 15, 2021, as Document Number: 2021R-037911, Liv-  
ingston County Records, said mortgage was assigned to  
NewRez LLC d/b/a Shellpoint Mortgage Servicing by an  
Assignment of Mortgage dated January 09, 2026 and re-  
corded January 14, 2026 by Document Number: 2026R-  
001006, on which mortgage there is claimed to be due  
at the date hereof the sum of Two Hundred Twenty-One  
Thousand Five and 33/100 (\$221,005.33) including inter-  
est at the rate of 3.00000% per annum.

Said premises are situated in the Township of HAM-  
BURG, Livingston County, Michigan, and are described  
as: Lot 1 and 2, Glenroylet, as recorded in Liber 6 of  
Plats, Pages 48 and 49, Livingston County Records.  
Commonly known as: 2191 GLENROYLET DR, PINCK-  
NEY, MI 48169

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 agricul-  
tural 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 per-  
son 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: September 13, 2026

Randall S. Miller & Associates, P.C.

Attorneys for NewRez LLC

d/b/a Shellpoint Mortgage Servicing

43252 Woodward Avenue, Suite 180,

Bloomfield Hills, MI 48302,

(248) 335-9200

Hours: 9:00 a.m. - 5:00 p.m.

Case No. 24MI00374-2

(09-13)(10-04)

(9-13, 9-20,.9-27 & 10-4-26 FNV)

PUBLIC NOTICE  
FOR RESIDENTS OF  
CONWAY TOWNSHIP  
PUBLIC ACCURACY TEST  
NOVEMBER 3RD, 2026  
STATE PRIMARY ELECTION

NOTICE IS HEREBY GIVEN that the Public  
Accuracy Test and Election Commission Meeting  
for the Tuesday, November 3rd, 2026 State Pri-  
mary Election has been scheduled for Tuesday  
October 13th, 2026, at 11:00 a.m. at the Conway  
Township Hall. 8015 N. Fowlerville Rd. Fowlerville,  
MI. 48836

The public is welcome to attend.

Tara Foote  
Conway Township Clerk  
(9-27 & 10-11-26 FNV)

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT

Notice is given under section 3212 of the revised judi-  
cature 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 Living-  
ston County, starting promptly at 10:00 AM, on October  
28, 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 purchas-  
er 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): Cydney I Martin and Lin-  
da D. Martin, Husband and wife as to Loan Modification  
Agreement

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

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

Date of Mortgage: September 29, 2017

Date of Mortgage Recording: October 10, 2017

Amount claimed due on date of notice: \$243,760.78

Description of the mortgaged premises: Situated in  
Township of Genoa, Livingston County, Michigan, and  
described as: Lot 27 of Birkenstock Farms, as record-  
ed in Liber 30 of Plats, Pages 49 through 52, Livingston  
County Records.

Common street address (if any): 7798 Spring Trace Rd,  
Brighton, MI 48114-7314

The redemption period shall be 6 months from the date  
of such sale, unless determined abandoned in accord-  
dance with MCL 600.3241a; or, if the subject real prop-  
erty 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 fore-  
closure sale or to the mortgage holder for damaging the  
property during the redemption period.

Attention homeowner: If you are a military service mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered 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: September 27, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1606509  
(09-27)(10-18)

(9-27, 10-4, 10-11 & 10-18-26 FNV)

SYNOPSIS FROM THE DRAFT  
MEETING MINUTES OF THE  
CONWAY TOWNSHIP  
REGULAR BOARD OF  
TRUSTEES MEETING HELD  
ON SEPTEMBER 15th, 2026  
AT CONWAY TOWNSHIP HALL

The meeting was called to order at 7:00pm  
by supervisor B. Flanery with the Pledge of Alle-  
giance.

The board members present were Supervi-  
sor Bonnie Flanery, Clerk Tara Foote, Treasurer  
Debbie Grubb, Trustee Sarah Porter and Trustee  
George Pushies.

The Following Motions were made:

- Motion to approve August 18th, 2026 Meet-  
ing Minutes. Motion carried 5-0.
- Motion to approve the remaining items on the  
Consent Agenda. Motion carried 4-1.
- Motion to approve the September 15th meet-  
ing agenda. Motion carried 5-0.
- Motion to accept the PHP Audit for the 2025-  
2026 fiscal year. Motion carried 5-0 in roll call  
vote.
- Motion to leave the Poverty Exemption as is.  
Motion carried 3-2 in roll call vote.
- Motion to approve insurance invoices from  
Decker Agency totaling \$17,080. Motion carried  
5-0 in roll call vote.
- Motion to adjourn made by G. Pushies. Sec-  
ond by D. Grubb. Motion carried 5-0. Meeting ad-  
journed at 8:49pm.

Tara Foote, Clerk  
Conway Township  
517-223-0358  
(9-27-26 FNV)



NOTICE OF FORECLOSURE  
BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judi-  
cature 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 LIVING-  
STON County, starting promptly at 10:00 AM, on Octo-  
ber 21, 2026. The amount due on the mortgage may be  
greater on the day of the sale. Placing the highest bid  
at the sale does not automatically entitle the purchaser  
to free and clear ownership of the property. A potential  
purchaser is encouraged to contact the county register of  
deeds office or a title insurance company, either of which  
may charge a fee for this information.

MORTGAGE INFORMATION: Default has been made in  
the conditions of a certain mortgage made by Charles  
Richardson and Gail Richardson, husband and wife,  
whose address is 5623 West Coon Lake Road, Howell,  
Michigan 48843, as original Mortgagors, to Kaye Finan-  
cial Corporation, being a mortgage dated December 14,  
1998, and recorded on January 12, 1999 in Liber 2504  
Page 809, Livingston County Records, State of Michigan  
and assigned by said mortgagee through mesne assign-  
ments to NewRez LLC, as assignee as documented by  
an assignment dated July 15, 2026 and recorded on July  
16, 2026 and given document number 2026R-015411 in  
Livingston County Records, Michigan, on which mort-  
gage there is claimed to be due at the date hereof the  
sum of TWENTY-TWO THOUSAND SIX HUNDRED  
EIGHTY-EIGHT AND 49/100 DOLALRS (\$22,688.49).  
Said premises are situated in the Township of Marion,  
County of Livingston, State of Michigan, and are de-  
scribed as: PART OF THE NORTHEAST 1/4 OF THE  
SOUTHWEST 1/4 FRACTIONAL 1/4 OF SECTION 19,  
TOWN 2 NORTH, RANGE 4 EAST, MARION TOWN-  
SHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED  
AS: BEGINNING AT A POINT ON THE CENTERLINE OF  
PINGREE ROAD NORTH 88 DEGREES 36 MINUTES  
00 SECONDS WEST, 3632.50 FEET FROM THE EAST  
1/4 CORNER OF SAID SECTION 19; THENCE SOUTH  
1 DEGREE 52 MINUTES 00 SECONDS WEST, 170.03  
FEET, THENCE NORTH 89 DEGREES 03 MINUTES  
00 SECONDS WEST, 321.27 FEET; THENCE NORTH  
1 DEGREE 12 MINUTES 52 SECONDS EAST, 169.94  
FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 00  
SECONDS EAST, 323.20 FEET TO THE POINT OF BE-  
GINNING. Street Address: 5623 West Coon Lake Road,  
Howell, Michigan 48843

The redemption period shall be 12 months from the date  
of such sale, unless the property is determined aban-  
doned in accordance with MCLA § 600.3241a in which  
case the redemption period shall be 30 days from the  
date of the sale. If the property is sold at a foreclosure  
sale under Chapter 32 of the Revised Judicature Act of  
1961, pursuant to MCLA § 600.3278, the borrower will be  
held responsible to the person who buys the property at  
the mortgage foreclosure sale or to the mortgage holder  
for damaging the property during the redemption period.  
THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO  
COLLECT A DEBT AND ANY INFORMATION WE OB-  
TAIN WILL BE USED FOR THAT PURPOSE. ATTEN-  
TION HOMEOWNER: IF YOU ARE A MILITARY SER-  
VICE 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: September 20, 2026

For more information, please contact the attorney for the  
party foreclosing:  
Robert A. Blumberg (P87490)  
Johnson, Blumberg & Associates LLC  
30 North LaSalle St., Suite 3650  
Chicago, Illinois, 60602  
312.541.9710 - Phone  
312.541.9711 - Fax  
File No.: MI 26 7475

(09-20)(10-11)  
(9-20, 9-27, 10-4 & 10-11-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice of foreclosure by advertisement. Notice is given  
under section 3212 of the revised judicature act of 1961,  
1961 PA 236, MCL 600.3212, that the following Mortgage  
will be foreclosed by a sale of the mortgaged premises, or  
some part of them, at a public auction sale to the highest  
bidder for cash or cashier’s check at the place of holding  
the circuit court in Livingston County, starting promptly at  
10:00 AM, on October 14, 2026. The amount due on the  
Mortgage may be greater on the day of the sale. Placing  
the highest bid at the sale does not automatically entitle  
the purchaser to free and clear ownership of the property.  
A potential purchaser is encouraged to contact the coun-  
ty 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 Dwight V Matteson, and Joyce L Matteson to  
Fifth Third Mortgage - Mi, LLC dated January 18, 2013  
and recorded February 8, 2013 as Instrument No.  
2013R-005599, Livingston County, Michigan. Said Mort-  
gage is now held by Fifth Third Bank National Association  
by assignment and/or merger. There is claimed to be due  
at the date hereof the sum of \$51,309.85.

Said premises are located in Livingston County, Michigan  
and are described as: The following described real es-  
tate located in the Township of Geona, Livingston Coun-  
ty, Michigan: Situated in the Township of Genoa, Living-  
ston County, Michigan: PARCEL 4: Part of the East 1/2 of  
the Northwest 1/4 of Section 24, Town 2 North, Range 5  
East, Michigan, described as follows: Commencing at the  
North 1/4 corner of said Section; thence South 88 deg.  
57’ 16” West along the centerline of Herbst Road and  
North line of said Section, 400.00 feet to the point of be-  
ginning of said parcel; thence South 01 deg. 56’ 00” East,  
341.00 feet; thence South 88 deg. 57’ 16” West 200.00  
feet; thence North 01 deg. 56’ 00” West 341.00 feet to  
said North line; thence North 88 deg. 57’ 16” East along  
said line, 200.00 feet to the point of beginning. Parcel No:  
4711-24-100-006

Said property is commonly known as 7404 Herbst Rd,  
Brighton, MI 48114.

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 foreclo-  
sure 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 COLLEC-  
TOR. 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 PRO-  
TECTION OF A BANKRUPTCY STAY; OR, HAVE RE-  
CEIVED 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: August 25, 2026

Attorney for the party foreclosing the Mortgage:  
Thomas E. McDonald (P39312)  
Brock & Scott, PLLC  
5431 Oleander Drive  
Wilmington, NC 28403  
PHONE: (844) 856-6646  
File No. 26-24591

(09-06)(09-27)  
(9-6, 9-13, 9-20 & 9-27-26 FNV)

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judi-  
cature 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 Living-  
ston County, starting promptly at 10:00 AM on October 7,  
2026. The amount due on the mortgage may be greater  
on the day of the sale. Placing the highest bid at the sale  
does not automatically entitle the purchaser to free and  
clear ownership of the property. A potential purchaser is  
encouraged to contact the county register of deeds office  
or a title insurance company, either of which may charge  
a fee for this information.

MORTGAGE: Mortgagor(s): Casimir J Rogozinski, a  
married man. Original Mortgagee: Mortgage Electronic  
Registration Systems, Inc., as nominee for Michigan Mu-  
tual, Inc., its successors and assigns  
Date of mortgage: May 28, 2013  
Recorded on June 5, 2013, Inst #2013R-023013.  
Foreclosing Assignee: Rocket Mortgage, LLC.

Amount claimed to be due at the date hereof: One Hun-  
dred Fifty-Six Thousand Nine Hundred Forty-Six and  
51/100 (\$156,946.51)

Mortgaged premises: Located in the Township of Unadilla,  
Livingston County and described as: LAND LOCATED  
IN THE TOWNSHIP OF UNADILLA, COUNTY OF  
LIVINGSTON AND STATE OF MI: THE SOUTH 1/2 OF  
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 26, TOWN 1 NORTH,  
RANGE 3 EAST, LIVINGSTON COUNTY, MICHIGAN.  
Commonly known as 15020 Howlett Rd, Gregory, MI  
48137

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 cer-  
tification as required under FinCEN’s Anti-Money Lau-  
ndering 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, corpo-  
ration, or partnership) or a trust, and the transfer is not  
financed by an institutional lender subject to existing an-  
ti-money laundering requirements. The required informa-  
tion 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 mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered 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  
26-001850

(09-06)(09-27)  
(9-6, 9-13, 9-20 & 9-27-26 FNV)

PUBLIC NOTICE  
FOR THE MICHIGAN  
GENERAL ELECTION

RESIDENTS OF IOSCO TOWNSHIP - NO-  
TICE IS HEREBY GIVEN that the Public Accu-  
racy Test for the Tuesday, November 3rd, 2026,  
Michigan General Election has been scheduled  
for Thursday, October 8th, 2026, at 2:30 p.m., at  
the Township Hall located at 2050 Bradley Rd.,  
Webberville, MI. The Public Accuracy Test is con-  
ducted to demonstrate that the software program  
and voting tabulators that will be used to count  
the ballots for the election have been prepared in  
accordance with Federal and State law. We en-  
courage the public (as we do for all elections), to  
attend the testing to help ease the confusion and  
worry of election fraud along with demonstrating  
how the votes are counted and sent to the county.

Julie Dailey  
Iosco Township Clerk  
(9/27/26 FNV)

NOTICE TO CONWAY  
TOWNSHIP RESIDENTS  
SPECIAL MEETING  
SEPTEMBER 29, 2026

The Conway Township Board is holding a spe-  
cial meeting on September 29, 2026 at 9:15 am  
at the Conway Township Hall located at 8015 N.  
Fowlerville Road.

The purpose of the meeting is to approve the  
resolution 262909-1 for the L-4029 and to update  
the Payroll Resolution.

Tara Foote  
Conway Township Clerk  
(9-27-26 FNV)

Request for Snow Removal  
Proposal

The Conway Township Board is accepting  
sealed bids for snow removal and salting for the  
Township Hall parking lot and sidewalks at 8015  
N. Fowlerville Road, Fowlerville MI 48836 for the  
2026/2027 season. Sealed bids will be accept-  
ed until October 20, 2026 at 3pm, mailed to PO  
Box 1157 or placed in the drop box anytime be-  
fore then. A current Certificate of Insurance and a  
completed W9 must be included with all bids. The  
Township has the right to reject any and all bids  
and does not have to be bound to the lowest bid.  
Please see [www.conwayMI.gov](http://www.conwayMI.gov) for more informa-  
tion and the full form to submit or visit during office  
hours on Tuesday and Wednesdays from 9am to  
3pm to pick up the form.

Tara Foote  
Conway Township Clerk  
(9-6, 9-13, 9-20, 9-27, 10-4, 10-11 & 10-18-26 FNV)

FORECLOSURE NOTICE  
NOTICE OF SALE TO ALL PURCHASERS -

A lien has been recorded on behalf of Aberdeen of Brighton Association. The lien was executed on February 12, 2026 and recorded on February 12, 2026, as Instrument No. 2026R-002907, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Four Hundred and Ninety Six Dollars and Twenty-Five Cents (\$5,496.25).

Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, main entrance of the Judicial Center located in Howell, Michigan, on Wednesday, October 14, 2026, at 10:00 am, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

The name of the record property owner is Esmeralda Shakjiri, and is situated in the City of Brighton, County of Livingston, State of Michigan, and is legally described as follows: Unit 53, of Aberdeen of Brighton, a Condominium according to the Master Deed recorded in Liber 4712, Page 472 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 330. Sidwell No. 4718-30-202-053 Commonly known as: 4395 Deeside Drive, Brighton, Michigan 48116

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

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

Dated: August 27, 2026  
Aberdeen of Brighton Association  
c/o Makower Abbate Guerra Wegner Vollmer PLLC  
Sarah R. Karl  
30140 Orchard Lake Road  
Farmington Hills, MI 48334  
248 671 0140

(09-06)(10-04)  
(9-6, 9-13, 9-20, 9-27 & 10-4-26 FNV)

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on OCTOBER 14, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a mortgage made by LINDA K GERDEL TRUSTEE OF THE LINDA K GERDEL REVOCABLE TRUST DATED FEBRUARY 9, 2001, to PNC Bank, National Association, Mortgagee, dated October 28, 2019 and recorded November 13, 2019 in Instrument Number 2019R-031669 Livingston County Records, Michigan. There is claimed to be due at the date hereof the sum of One Hundred Twenty-Three Thousand Nine Hundred Thirty-Three and 86/100 Dollars (\$123,933.86).

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 OCTOBER 14, 2026.

Said premises are located in the Township of Marion, Livingston County Michigan, and are described as: LOT(S) 61, EXCEPT THE SOUTH 5.3 FEET THEREOF, OF MC CLATCHEY'S TRIANGLE LAKE ESTATES NO. 1, AS RECORDED IN LIBER 7 OF PLATS, PAGES 15 AND 16, LIVINGSTON COUNTY RECORDS. SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

2955 Rubins Rd, Howell, Michigan 48843  
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: September 13, 2026  
File No. 26-008740  
Firm Name: Orlans Law Group PLLC  
Firm Address: 1650 West Big Beaver Road, Troy MI 48084  
Firm Phone Number: (248) 502.1400

(09-13)(10-04)  
(9-13, 9-20, 9-27 & 10-4-26 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 October 14, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Michael E. Liberty and Gail M. Liberty, husband and wife  
Original Mortgagee: PNC Bank, National Association, successor by merger to National City Bank  
Foreclosing Assignee (if any): None  
Date of Mortgage: September 23, 2005  
Date of Mortgage Recording: October 13, 2005  
Amount claimed due on date of notice: \$37,489.15  
Description of the mortgaged premises: Situated in Township of Deerfield, Livingston County, Michigan, and described as: Parcel 3: Part of the Southeast 1/4 of Section 25, Town 4 North, Range 5 East, Michigan, described as follows: Commencing at the South 1/4 corner of said Section 25; thence North 89 degrees 22 minutes 18 seconds East 1005.53 feet along the centerline of Faussett Road, said line also being the South section line of said Section 25, thence North 0 degrees 13 minutes 48 seconds West 1059.53 feet to the point of beginning of the parcel to be described; thence South 89 degrees 22 minutes 18 seconds West 439.42 feet; thence North 0 degrees 31 minutes 22 seconds West 263.47 feet; thence South 89 degrees 40 minutes 07 seconds West 450.00 feet; thence North 0 degrees 33 minutes 52 seconds West 360.48 feet; thence North 89 degrees 46 minutes 38 seconds East 892.41 feet; thence South 0 degrees 16 minutes 48 seconds East 516.98 feet, thence South 0 degrees 15 minutes 48 seconds East 103 feet to the point of beginning.

Common street address (if any): 7212 Randall Dr, Fenton, MI 48430-9040  
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: September 13, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1605438  
(09-13)(10-04)  
(9-13, 9-20, 9-27 & 10-4-26 FNV)

NOTICE TO CREDITORS  
DECEDENT'S TRUST

Suzanne A. Brow Trust

**NOTICE TO CREDITORS:**  
The decedent, Suzanne A. Brow, died on August 11, 2026. No probate estate has been opened and no personal representative has been or will be appointed. Creditors of the decedent are notified that all claims against Suzanne A. Brow and/or the Suzanne A. Brow Trust will be forever barred unless presented to Pamela T. Dorer and Elizabeth A. Brow, Successor Co-Trustees, c/o P.O. Box 888, Howell, Michigan 48844-0888, within 4 months after the date of publication of this notice.  
Date: July 20, 2026

Attorney for Trustee:  
Tara A. Pearson, Esq.  
704 E. Grand River,  
P.O. Box 888  
Howell, MI 48844-0888  
(517) 546-4864

Trustee:  
Pamela T. Dorer and Elizabeth A. Brow  
c/o 704 E. Grand River,  
P.O. Box 888  
Howell, MI 48844-0888

(9-27-26 FNV)

Public Notice: Greenwood Cemetery Fall Clean-Up

As a reminder, the Annual Fall Clean-Up at Greenwood Cemetery will begin on **Monday, October 12, 2026, weather permitting.** Families are responsible for removing **all items**, including those they wish to keep, **before the start of the clean-up.** This will allow for effective leaf removal and general debris clean-up.

Please note: **Beginning at 7:00 AM on Monday, October 12, 2026,** any remaining items **will be removed.** This includes, but is not limited to, lawn ornaments, shepherd's hooks, solar lights, and decorative items.

- **Removed items** may be retrieved within **two (2) weeks** following the clean-up.
- **Flowers and artificial arrangements** will be **disposed of immediately.**
- **Unclaimed items will be discarded after October 26, 2026.**

To retrieve the items removed, please **contact the Village Offices to schedule an appointment.**

Families may begin placing **seasonal decorations, lawn ornaments, grave blankets, and wreaths** on graves starting **Monday, November 23, 2026.** These items will remain in place until **Spring Clean-Up 2027.**

Thank you for your continued efforts and patience during the maintenance and beautification of Greenwood Cemetery.

Jamie Hartman  
Village Clerk  
(9-27 & 10-4-26 FNV)

NOTICE  
Leroy Township  
Board of Appeals Hearing

A Leroy Township Board of Appeals meeting will be held Wednesday, October 7, 2026, at 7:00 p.m. in the Leroy Township Hall, 1685 N. M-52, Webberville, MI.

RE: Sarah Schultz has requested a Variance to the Leroy Township Zoning Ordinance: Section 305 SCHEDULE OF REGULATIONS FOR PRINCIPAL BUILDINGS: (d) minimum required setback principal structure.

Property Description: E. Grand River Ave and Meech Rd, Williamston, MI.

Any further questions, please contact the Township Office, Tuesday through Thursday from 10:00 a.m. to 4:00 p.m.

Gina L. Whitehead  
Township Clerk  
(9-27-26 FNV)

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judi-  
cature 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 Living-  
ston County, starting promptly at 10:00 AM on October 7,  
2026. The amount due on the mortgage may be greater  
on the day of the sale. Placing the highest bid at the sale  
does not automatically entitle the purchaser to free and  
clear ownership of the property. A potential purchaser is  
encouraged to contact the county register of deeds office  
or a title insurance company, either of which may charge  
a fee for this information.

MORTGAGE: Mortgagor(s): Jane R Allen, a single wom-  
an. Original Mortgagee: The United States of America  
acting through the Rural Housing Service or successor  
agency, United States Department of Agriculture  
Date of mortgage: June 5, 2015  
Recorded on June 17, 2015, Inst #2015R-018590.  
Amount claimed to be due at the date hereof: One Hun-  
dred Eighty-Nine Thousand Seven Hundred Sixty-Six  
and 35/100 (\$189,766.35)

Mortgaged premises: Located in the Township of Marion,  
Livingston County and described as: PARCEL B: PART  
OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 2  
NORTH, RANGE 4 EAST, MARION TOWNSHIP, LIV-  
INGSTON COUNTY, MICHIGAN, MORE PARTICU-  
LARLY DESCRIBED AS FOLLOWS: BEGINNING AT  
A POINT ON THE CENTERLINE OF PINGREE ROAD  
AND NORTH AND SOUTH 1/4 LINE OF SAID SECTION  
31, NORTH 00 DEGREES 01' 17" EAST 2307.94 FEET  
FROM THE SOUTH ¼ CORNER OF SAID SECTION 31;  
THENCE CONTINUING ALONG AFORE DESCRIBED  
LINE NORTH 00 DEGREES 01' 17" EAST 157.00 FEET;  
THENCE SOUTH 89 DEGREES 44' 02" WEST 1388.88  
FEET; THENCE ALONG THE EASTERLY LINE OF THE  
DETROIT EDISON PROPERTY, SOUTH 01 DEGREES  
09' 07" EAST 157.02 FEET; THENCE NORTH 89 DE-  
GREES 44' 02" EAST 1385.67 FEET TO THE POINT  
OF BEGINNING. Commonly known as 5490 Pingree Rd,  
Howell, MI 48843

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 cer-  
tification as required under FinCEN's Anti-Money Lau-  
ndering 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, corpo-  
ration, or partnership) or a trust, and the transfer is not  
financed by an institutional lender subject to existing an-  
ti-money laundering requirements. The required informa-  
tion 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](https://www.fincen.gov/rre) and <https://www.fincen.gov/rre-faqs>.  
Attention homeowner: If you are a military service mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered 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  
26-003109

(09-06)(09-27)

(9-6, 9-13, 9-20 & 9-27-26 FNV)

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT

Notice is given under section 3212 of the revised judi-  
cature 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 Living-  
ston County, starting promptly at 10:00 AM, on October  
14, 2026. The amount due on the mortgage may be  
greater on the day of sale. Placing the highest bid at the  
sale does not automatically entitle the purchaser to free  
and clear ownership of the property. A potential purchas-  
er 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): Garrett Michael Dietz, 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): Lakeview Loan Servicing  
LLC

Date of Mortgage: September 20, 2023  
Date of Mortgage Recording: September 21, 2023  
Amount claimed due on date of notice: \$181,365.27  
Description of the mortgaged premises: Situated in  
Township of Green Oak, Livingston County, Michigan,  
and described as: Lot(s) 43, Peach's Subdivision No. 1,  
according to the recorded Plat thereof, as recorded in  
Liber 1 of Plat(s), Page 64, Livingston County Records.  
Common street address (if any): 9028 Kemper Dr, South  
Lyon, MI 48178-9322

The redemption period shall be 6 months from the date  
of such sale, unless determined abandoned in accord-  
ance with MCL 600.3241a; or, if the subject real prop-  
erty 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 fore-  
closure sale or to the mortgage holder for damaging the  
property during the redemption period.

Attention homeowner: If you are a military service mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered 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: September 6, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1605123  
(09-06)(09-27)

(9-6, 9-13, 9-20 & 9-27-26 FNV)

IOSCO TOWNSHIP  
SYNOPSIS OF PROPOSED  
MINUTES  
September 17th, 2026

The regular meeting of the Iosco Township  
Board was held on Thursday, September 17,  
2026, at 7:00 P.M. Members Present: Dailey, Da-  
vis, Harman, Miller & Parker. The following ac-  
tion was taken: 1) Motion to approve the agenda  
2) 1st. Call to the Public: The public was heard  
from. 3) Motion to adopt the proposed Regular  
Meeting Minutes from 8/20/2026. 4) Motion to  
adopt the proposed Special Meeting Minutes  
from 8/31/2026. 5) Clerk's report. 6) Treasurer's  
report. 7) Motion to pay \$48,238.92 in Township  
bills. 8) Fire Board update was heard. 9) Planning  
Commission update was heard. 10) Assessor &  
Zoning Administrator's report was heard. 11) Mo-  
tion to allow Supervisor Parker to approve emer-  
gency rental expenses up to \$5,000.00. 12) a Mo-  
tion to re-appoint Sheri VanWyck to the Zoning  
Board of Appeals for a term of 3 years. 13) Motion  
to allow Treasurer Davis to hire an assistant at  
\$18.00/hr. for 4 hours per week during winter tax  
collection with 2 additional 8 hour statutorily re-  
quired collection days. 14) Motion to accept the  
snow plowing proposal from Anna's Lawn Prep  
for the 2026/2027 season at \$100.00 per plow of  
greater than 2", sidewalks at \$25.00 per time, and  
salting of the parking lot and sidewalks for \$75.00  
per application. 15) 2nd Call to the Public: The  
public was heard from. 19) Motion to adjourn at  
7:42 p.m.

Respectfully submitted,  
Julie Dailey  
Iosco Township Clerk  
(9-27-26 FNV)

Attention homeowner: If you are a military service mem-  
ber on active duty, if your period of active duty has con-  
cluded less than 90 days ago, or if you have been or-  
dered 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 OCTOBER 7, 2026. The amount due on the  
mortgage may be greater on the day of the sale. Placing  
the highest bid at the sale does not automatically entitle  
the purchaser to free and clear ownership of the property.  
A potential purchaser is encouraged to contact the coun-  
ty 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 Patrick G. Theriault, married man, to Mortgage  
Electronic Registration Systems, Inc., as nominee for Ca-  
son Home Loans., Mortgagee, dated July 10, 2020 and  
recorded August 5, 2020 in Instrument Number 2020R-  
025924 and Loan Modification Agreement recorded on  
August 12, 2022, in Instrument Number 2022R-022033,  
Livingston County Records, Michigan, and Affidavit Af-  
fecting Realty recorded August 24, 2026 in Instrument  
Number 2026R-018582 Livingston County Records,  
Michigan. Said mortgage is now held by The Secre-  
tary of Veterans Affairs, an officer of the United States,  
by assignment. There is claimed to be due at the date  
hereof the sum of Three Hundred Twenty-Three Thou-  
sand Seven Hundred Ninety-Nine and 50/100 Dollars  
(\$323,799.50).

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 OC-  
TOBER 7, 2026.

Said premises are located in the Township of Tyrone, Liv-  
ingston County Michigan, and are described as:  
PARCEL 10: Part of the Northeast 1/4 of Section 7, Town  
4 North, Range 6 East, Tyrone Township, Livingston  
County, Michigan, more particularly described as: Begin-  
ning at a point on the East-West 1/4 line of Section 7, that  
is North 89 degrees 23 minutes 38 seconds West 958.31  
feet from the East 1/4 corner of Section 7; thence North  
89 degrees 23 minutes 38 seconds West 333.00 feet  
along the East-West 1/4 line; thence North 00 degrees 15  
minutes 18 seconds West 1332.00 feet; thence South 89  
degrees 23 minutes 38 seconds East 333.00 feet; thence  
South 00 degrees 15 minutes 18 seconds East 1332.00  
feet to the Point of Beginning. Reserving therefrom that  
part used, taken or deeded for Turner Road, so-called.  
8377 Turner Road, Fenton, Michigan 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 fore-  
closure 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: September 6, 2026  
File No. 26-001806  
Firm Name: Orlans Law Group PLLC  
Firm Address: 1650 West Big Beaver Road, Troy MI  
48084  
Firm Phone Number: (248) 502.1400

(09-06)(09-27)

(9-6, 9-13, 9-20 & 9-27-26 FNV)

MARION TOWNSHIP  
NOTICE OF PUBLIC  
ACCURACY TEST

Notice is hereby given that the Public Accuracy  
Test for the November 3, 2026 Presidential Prima-  
ry Election will be held on **Wednesday, October 7,  
2026 at 10:00 a.m.** at the Marion Township Hall,  
located at 2877 W. Coon Lake Road, Howell, MI  
48843. The Public Accuracy Test is conducted to  
demonstrate that the program and computer that  
will be used to tabulate the results of the election  
counts the votes in the manner prescribed by law.

Tammy L. Beal, MMC, MiPMC  
Marion Township Clerk  
(9-27-26 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 November 18, 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): Donna J. Smith, 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): Finance of America Reverse LLC

Date of Mortgage: March 23, 2022

Date of Mortgage Recording: April 13, 2022

Amount claimed due on date of notice: \$257,612.83

Description of the mortgaged premises: Situated in Township of Howell, Livingston County, Michigan, and described as: Unit No. 58, Lakeshore Pointe, according to the Master Deed recorded in Liber 1922, pages 15 through 99, inclusive, First Amendment to Master Deed recorded in Liber 2029 pages 780 through 794, inclusive, Second Amendment to Master Deed recorded in Liber 2067 pages 103 through 117, inclusive and Third Amendment to Master Deed recorded in Liber 2164, pages 623 through 626, inclusive, Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 75, with rights in general common elements and limited common elements, as set forth in said Master Deed and as described in Act 59 of Public Acts of 1978, as amended, together with all and singular the tenements, hereditaments and appurtenances thereupon belonging to or in anywise appertaining.

Common street address (if any): 243 Lakeshore Pointe Dr Unit 58, Howell, MI 48843-7587

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: September 20, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1605977  
(09-20)(10-11)

(9-20, 9-27, 10-4 & 10-11-26 FNV)

NOTICE OF FORECLOSURE  
BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in LIVINGSTON County, starting promptly at 10:00 AM, on October 28, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE INFORMATION: Default has been made in the conditions of a certain mortgage made by Jeremy Ray Gornowicz, as his sole and separate property, whose address is 1538 James Street, Hartland, Michigan 48353, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for JG Wentworth Home Lending LLC, being a mortgage dated November 7, 2018, and recorded on November 20, 2018 with Document Number 2018R-031159. Said mortgage was modified by a loan modification agreement, recorded April 8, 2026, document number 2026R-006841, Livingston County Records, State of Michigan and assigned by said mortgagee through mesne assignments to NewRez LLC, as assignee as documented by an assignment dated December 19, 2022 and recorded on December 19, 2022 and given document number 2022R-031733 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of ONE HUNDRED SIXTY-SEVEN THOUSAND TWO HUNDRED FIFTEEN AND 65/100 DOLLARS (\$167,215.65).

Said premises are situated in the Township of Hartland, County of Livingston, State of Michigan, and are described as: LOT 167 OF HANDY-MAXFIELD SHORES, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND A PART OF THE EAST 1/2 OF THE NORTH-EAST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 6 EAST, MICHIGAN, AS DULY LAID OUT, PLATTED AND RECORDED IN LIBER 1 OF PLATS, PAGE 80, LIVINGSTON COUNTY RECORDS. ALSO A PART OF OUTLOT A OF SAID HANDY-MAXFIELD SHORES, DESCRIBED AS FOLLOWS: BEGINNING THE NORTHEAST CORNER OF LOT 167 OF SAID “HANDY-MAXFIELD SHORES”; THENCE EAST 50 FEET; THENCE SOUTH 50 FEET; THENCE WEST 50 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 167; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING. AND LOTS 168 AND 169 OF “HANDY-MAXFIELD SHORES”, A PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, AND A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 6 EAST, MICHIGAN AS DULY LAID OUT, PLATED AND RECORDED IN LIBER 1 OF PLATS, PAGE 80, LIVINGSTON COUNTY RECORDS. ALSO THAT PART OF OUTLOT A OF SAID HANDY-MAXFIELD SHORES, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 168 OF SAID HANDY-MAXFIELD SHORES, THENCE EAST 50 FEET; THENCE SOUTH 130 FEET; THENCE WEST 201 FEET; THENCE NORTH 30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 169; THENCE EAST 151 FEET TO THE SOUTHEAST CORNER OF SAID LOT 169; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING. Street Address: 1538 James Street, Hartland, Michigan 48353

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

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. ATTENTION HOMEOWNER: IF YOU ARE A MILITARY SERVICE MEMBER ON ACTIVE DUTY, IF YOUR PERIOD OF ACTIVE DUTY HAS CONCLUDED LESS THAN 90 DAYS AGO, OR IF YOU HAVE BEEN ORDERED TO ACTIVE DUTY, PLEASE CONTACT THE ATTORNEY FOR THE PARTY FORECLOSING THE MORTGAGE AT THE TELEPHONE NUMBER STATED IN THIS NOTICE.

Dated: September 27, 2026

For more information, please contact the attorney for the party foreclosing: Robert A. Blumberg (P87490)

Johnson, Blumberg & Associates LLC

30 North LaSalle St., Suite 3650

Chicago, Illinois, 60602

312.541.9710 - Phone 312.541.9711 - Fax

File No.: MI 26 7490

(09-27)(10-18)

(9-27, 10-4, 10-11 & 10-18-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on November 18, 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 Joseph E. Mesh and Aline A. Mesh to KeyBank National Association dated May 24, 2002 and recorded July 29, 2002 in Liber 3465 at Page 0966, Livingston County, Michigan. There is claimed to be due at the date hereof the sum of \$29,540.62.

Said premises are located in Livingston County, Michigan and are described as: Parcel 6-A Part of the North half of Section 34, Town 1 North, Range 4 East, Putnam Township, Livingston County, Michigan, described as: Beginning at the North quarter corner of said Section 34, thence South 88 degrees 51 minutes East, along the North line of said Section 34, which is also the centerline of Patterson Lake Road, 24.53 feet; thence South 00 degrees 43 minutes 4 seconds West, 808.05 feet; thence South 42 degrees 58 minutes 15 seconds East, 114.18 feet; thence South 73 degrees 26 minutes 35 seconds East, 111.66 feet, thence South 49 degrees 20 minutes 55 seconds East 113.27 feet; thence South 1 degrees 19 minutes 35 seconds East, 744.18 feet, thence South 89 degrees 38 minutes 33 seconds West, 441.25 feet; thence North 1 degrees 37 minutes 55 seconds East, 1452.20 feet, thence North 00 degrees 23 minutes 30 seconds East, 295.30 feet; thence South 88 degrees 29 minutes East, along the North line of said Section 34 which is also the centerline of Patterson Lake Road 95.47 feet to the POINT OF BEGINNING

Said property is commonly known as 2551 Patterson Lake Rd, Putnam Twp, MI 48169.

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: September 16, 2026

Attorney for the party foreclosing the Mortgage:

Thomas E. McDonald (P39312)

Brock & Scott, PLLC

5431 Oleander Drive

Wilmington, NC 28403

PHONE: (844) 856-6646

File No. 26-13077

(09-27)(10-18)

(9-27, 10-4, 10-11 & 10-18-26 FNV)

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



“Serving the Local Communities”

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

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 October 28, 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): Christopher Moeglin and Jacklyn Moeglin, 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): PennyMac Loan Services, LLC  
Date of Mortgage: October 31, 2018  
Date of Mortgage Recording: November 2, 2018  
Amount claimed due on date of notice: \$237,379.39  
Description of the mortgaged premises: Situated in Township of Brighton, Livingston County, Michigan, and described as: Lot 100, LAKE MORaine SUBDIVISION, according to the Plat thereof as recorded in Liber 9 of Plats, Page(s) 21 and 22, Livingston County Records.  
Common street address (if any): 3234 Moraine Dr, Brighton, MI 48114-9223

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: September 27, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1606907  
(09-27)(10-18)

(9-27, 10-4, 10-11 & 10-18-26 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 October 28, 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): Ronnie Buff a/k/a Ronnie L. Buff and Michelle Buff a/k/a Michelle R. Buff, husband and wife  
Original Mortgagee: ABN AMRO Mortgage Group, Inc.  
Foreclosing Assignee (if any): Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-3  
Date of Mortgage: May 6, 2003  
Date of Mortgage Recording: May 29, 2003  
Amount claimed due on date of notice: \$190,339.36  
Description of the mortgaged premises: Situated in Township of Hartland, Livingston County, Michigan, and described as: Lot 72 of San Marino Glens, according to the Plat thereof recorded in Liber 33 of Plats, Pages 31, 32, 33, 34, 35, 36 and 37, Livingston County Records.  
Common street address (if any): 8370 Mist Field Ct, Howell, MI 48843-8103

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: September 27, 2026  
Trott Law, P.C.  
31440 Northwestern Hwy, Suite 145  
Farmington Hills, MI 48334  
(248) 642-2515

1606604  
(09-27)(10-18)

(9-27, 10-4, 10-11 & 10-18-26 FNV)

Village of Fowlerville  
213 South Grand Avenue  
Fowlerville, MI 48836  
517-223-3771  
Village Council Meeting  
Minutes \*Synopsis  
Monday, August 17, 2026

\*A Synopsis is a summary of the motions that were made at the meeting. The complete set of minutes can be viewed on the website at [www.fowlerville.org](http://www.fowlerville.org).

The Village Council Meeting was called to order by President Hill at 7:02 pm in the Village Council Chambers.

Members Present: Trustee Craig Curtis, Trustee James (Jamey) Hardenbrook Trustee Kathryn Heath, Trustee Jamie Hernden, Trustee James (Jimmy) Mayhew, and President Carol Hill

Members Absent: None

Trustee Heath moved to approve the August 17, 2026, agenda as amended with the addition of 10B - the Community Event Application submitted by Torch 180. Trustee Mayhew seconded the motion. Motion carried unanimously by voice vote.

Trustee Heath moved to approve Consent Agenda Items 7(a) through 7(f) as presented; Trustee Hernden seconded the motion. Motion carried unanimously by voice vote.

Trustee Curtis moved to approve the Michigan Municipal Risk Management Authority coverage proposal for the Village of Fowlerville for the coverage period of July 1, 2026, through July 1, 2027, in the total annual contribution amount of \$104,000, and to authorize the Village President and Village Member Representative to execute the necessary documents on behalf of the Village. Trustee Heath seconded the motion. A roll call vote was taken. Trustees Curtis, Heath, Hernden, Mayhew, Hardenbrook, and President Hill voted aye. Motion carried by roll call vote, 6-0.

Trustee Heath moved to approve the Community Event Application submitted by Torch 180 for a 5 K Glow Run and a 1-mile Fun Walk Fundraiser. Trustee Mayhew seconded the motion. A roll call vote was taken. Trustees Heath, Mayhew, Curtis, Hardenbrook, Hernden, and President Hill voted aye. Motion carried by roll call vote, 6-0.

Trustee Heath moved to adjourn the Regular Council Meeting at 7:49 p.m. Trustee Mayhew seconded the motion. Motion carried unanimously by voice vote.

Respectfully submitted,  
Jamie Hartman  
Village Clerk  
(9-27-26 FNV)

ORDINANCE NO. 507  
ORDINANCE AMENDING ORDINANCE NO. 346

The Village of Fowlerville ordains:  
**Section 1.** Chapter 21, *Signs*, of Ordinance No. 346, entitled “Zoning Ordinance of the Village of Fowlerville, Michigan” is hereby amended to read as follows:

Chapter 21 SIGNS

**Sec. 2101 Purpose and intent.**  
The purpose and intent of this section is to:  
1. Protect and further the health, safety, and welfare of the residents of the village.  
2. To maintain and improve the appearance of the village.  
3. To conserve community character.  
4. To prevent traffic hazards.  
5. To provide safer conditions for pedestrians and motorists.  
6. To promote economic development by regulating the construction, alteration, repair, maintenance, size, location, and number of signs.

It is further determined that to allow signs of excessive number and size in the village would unduly distract pedestrians and motorists, create a traffic hazard, and reduce the effectiveness of signs needed to direct the public. The regulations of this chapter are intended to provide reasonable identification of uses within the community and are intended to be content neutral.

These objectives are accomplished by establishing the minimum number of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the village to:

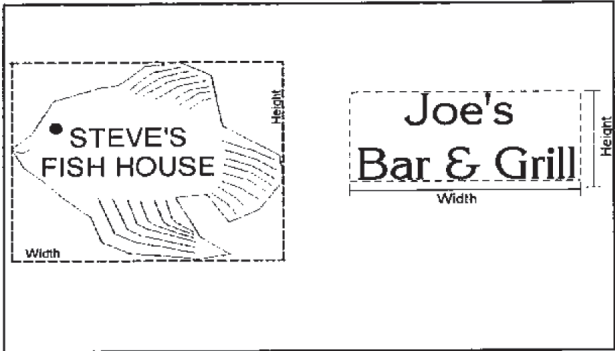
1. Protect the public right to receive messages, especially noncommercial messages such as religious, political, economic, social, philosophical and other types of information protected by the First Amendment of the U.S. Constitution.
2. Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
3. Reduce visual pollution and physical obstruction caused by a proliferation of signs which would diminish the village’s image, property values and quality of life.
4. Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the size, number, placement, construction, illumination and other aspects of signs.
5. Prevent placement of signs which will conceal or obscure signs of adjacent uses.

**Sec. 2102 Definitions.**  
a. *Animated sign*: A sign which uses lights, moving parts, or other means to depict movement, motion, action, the impression or appearance thereof, or create an image of a living creature or person.  
b. *Awning*: A retractable or fixed shelter constructed of non-rigid materials on a supporting framework that projects from the exterior wall of a building.  
c. *Awning sign*: A sign affixed flat against the surface of an awning.  
d. *Balloon sign*: A sign composed of a non-porous bag of material filled with air.  
e. *Banner sign*: A fabric, plastic, or other sign made of non-rigid material without an enclosing structural framework.  
f. *Billboard*: Any structure, including the wall of any building, on which lettered, figured or pictorial matter is displayed for advertising a business, service, or entertainment which is not conducted on the land upon which the structure is located or products not primarily sold, manufactured, processed or fabricated on such land.  
g. *Blade/bow flag*: A temporary freestanding flag sign, generally lightweight with a tall thin shape, that is supported by a vertical post, either rigid or flexible.  
h. *Business center sign*: A freestanding sign identifying the name of a business center.  
i. *Changeable message sign*: A sign on which the message is changed mechanically, electronically or manually.  
j. *Construction sign*: A temporary sign which identifies the owners, financiers, contractors, architects, and engineers of a project under construction.  
k. *Directional sign*: A sign which gives directions, instructions, or facility information for the use on the lot on which the sign is located, such as parking or exit and entrance signs.  
l. *Directory sign*: A building with business occupants on the upper floors or the interior space on the first floor of a building may have a directory sign plaque not to exceed ten (10) square feet in area at the street entryway.  
m. *Entranceway sign*. A sign which marks the entrance to a subdivision, apartment complex, condominium development, senior housing complexes, manufactured housing communities, office and industrial and similar uses.  
n. *Freestanding sign*: A sign, not attached to a building or wall, supported on poles or supports with a minimum ground clearance of eight feet.  
o. *Government sign*: A temporary or permanent sign erected by the village or its subdivision.  
p. *Ground sign*: A sign, the bottom of which is no more than 24 inches from the ground, which rests directly on the ground or is supported by short poles or a base, and is not attached to a building or wall.  
q. *Highway sign*: A temporary or permanent sign erected within or adjacent to the road right-of-way by the Village of Fowlerville, Livingston County, the State of Michigan, or federal government for the purpose of directing or controlling traffic on a public street, road, or highway.  
r. *Incidental sign*: A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises. Examples of incidental signs include signs indicating whether the business is open, acceptance of credit card signs, business hour signs, no smoking signs and signs describing business affiliations.  
s. *Marquee*: A permanent structure constructed of rigid materials that projects

from the exterior wall of a building.  
t. *Marquee sign*: A sign affixed flat against the surface of a marquee.  
u. *Memorial sign*: A non-illuminated sign, tablet, or plaque commemorating a person, event, structure, or site.  
v. *Mural*: A design or representation painted or drawn on a wall which does not advertise an establishment, product, service, or activity.  
w. *Obsolete or abandoned sign*. A sign which no longer correctly advertises or directs a person to a bona fide business, person, goods, product, activity, or service.  
x. *Off-premises sign*: A sign identifying or advertising a business, person, activity, or service not located on the premises where the sign is located.  
y. *On-premises sign*: A sign identifying or advertising a business, person, activity, or service located on the premises where the sign is located.  
z. *Placard*: A sign not exceeding two (2) square feet which provides notices of a public nature, such as “No Trespassing”, “No Hunting”, “closed”, or “open” signs.  
aa. *Political sign*: A temporary sign used in connection with an official local government, school district, county, state, or federal election or referendum.  
bb. *Portable Sign*: A sign and sign structure which is designed to facilitate the movement of the sign from one location to another. The sign may or may not have wheels, changeable letters, illuminated and/or hitches for towing.  
cc. *Premises*. The contiguous land in the same ownership or control which is not divided by a public street.  
dd. *Projecting sign*: A double-faced sign attached to a building or wall that extends more than twelve (12) inches but not more than forty-eight (48) inches from the face of the building or wall.  
ee. *Reader board*: A portion of a sign on which copy is changed manually.  
ff. *Real estate sign*: A non-illuminated, temporary sign pertaining to the sale, rent, or lease of the property upon which the sign is located.  
gg. *Residential subdivision sign*: A permanent ground sign identifying a recognized platted subdivision, site condominium project, multi-family development, or other residential development, which has been approved by the village.  
hh. *Roof sign*: A sign erected above the roof line of a building.  
ii. *Sandwich board*: Two (2) signs of equal size, resting on the ground, whose faces are back-to-back but hinged together at the top and separated at the base a sufficient distance to solidly support the sign in an upright position.  
jj. *Shared business sign*: A freestanding sign identifying the name of a business center and/or one or more individual businesses within the center.  
Gross ground sign area equals the cumulative size of the ground or freestanding signs that the subject properties would otherwise be allowed, based on one (1) ground or freestanding sign per property (e.g. three businesses that would each be allowed a forty-eight (48) 60 square foot ground sign -  
kk. *Sign*. Any display, figure, painting, drawing, placard, poster or other device visible from the public way which is designed, intended or used to convey a message, advertise, inform or direct attention to a person, institution, organization, activity, place, object or product. It may be a structure or part thereof painted on or attached directly or indirectly to a structure.  
ll. *Snipe sign*: A snipe sign is a sign made on any material and attached to any object and having no application to the premises where located.  
mm. *Special event sign*: Temporary signs containing public messages concerning special events that are sponsored by the Village of Fowlerville and/or benefit the community in general.  
nn. *Temporary sign*: A sign not permanently attached to the ground, a structure, or a building and not supported by a permanent frame.  
oo. *Wall sign*: A sign painted or attached directly to and parallel to the exterior wall of a building extending no greater than twelve (12) inches from the exterior face of the wall to which it is attached.  
**Sec. 2103 General requirements applicable to all signs.**  
1. Sign setbacks and locations.  
a. All signs, unless otherwise provided for, shall be set back a minimum of ten (10) feet from any public or private street right-of-way line or access drive in all districts. This distance shall be measured from the nearest edge of the sign, measured at a vertical line perpendicular to the ground to the right-of way.  
b. No sign shall be placed in, upon or over any public right-of-way, alley, or other public place, except for permitted highway and government signs and those signs permitted in the BC district which may project from a building wall over a public way, or other signs as approved by the village council.  
c. No light pole, utility pole, or other supporting member shall be used for the placement of any sign unless specifically designed and approved for such use.  
d. No sign shall be erected in any place where it may, by reason of its position, shape, color, or other characteristic, interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, or constitute a nuisance per se.  
e. No commercial vehicle, which in the opinion of the zoning administrator has the intended function of acting as a sign, shall be parked in any area abutting the street, unless no other parking area is available.  
f. All ground, freestanding, and wall signs may contain reader boards and changeable message signs, as permitted in Section 2104.3, Requirements for Permanent Signs.  
g. No wall sign shall extend beyond the edge of the wall to which it is affixed; nor extend above the roof line of a building; nor project more than 12 (twelve) inches from the surface of the wall.  
h. All signs shall pertain only to the business or activity conducted on the premises, with the exception of signs displaying noncommercial messages such as religious, political, economic, social, philosophical, or other types of speech protected by the First Amendment of the United States Constitution. However, such signs shall comply with the size, number and placement regulations of this Ordinance.

continued on next page

2. Measurement.



- a. The area of a sign shall be measured as the area within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of writing, representation, emblem, logo, or any other figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding only the structure necessary to support the sign.
- i. The area of wall signs that are located at least ten (10) feet apart (measured at the closest point between them) may be measured separately. In no case may the sum of all wall signs per building wall exceed that which is permitted in this Chapter.
- ii. The area of a freestanding, ground, or projecting sign shall be considered the area of the largest sign face. Back-to-back signs are permitted (each allowed the maximum area as noted in Table 2104, Requirements for Permanent Signs. Where sign faces are of unequal size, the larger of the two (2) sign faces shall be counted as the one (1) face.
- b. The height of a sign shall be measured as the vertical distance from the highest point of the sign to the finished grade of the ground immediately beneath the sign, excluding any artificially constructed earthen berms.
- c. Wall signs for buildings with multiple tenants shall be distributed amongst the tenants and located so each tenant sign corresponds with their entrance or general location within the building.
3. Illumination.
- a. Permanent signs may be illuminated, but only by steady, stationary, shielded light sources directed solely at the sign or internal to it.
- b. Use of glaring undiffused lights, bare bulbs, or flames is prohibited.
- c. Lighting shall be shielded and/or pointed downward so as not to project onto adjoining properties or thoroughfares.
- d. Underground wiring shall be required for all illuminated signs not attached to a building.
4. Maintenance.
- a. Signs shall be maintained free of peeling paint or paper, fading, staining, rust, or other condition which impairs legibility or intelligibility.
- b. Sign supports, braces, guys and anchors shall be maintained in such a manner as not to cause a hazard.
- c. Signs shall be maintained free of broken parts, missing letters, or non-operational lights.

Sec. 2104 Sign permits, exempt and prohibited signs.

1. *Permit required.* Any person wishing to erect, place, replace, or permit an other to place a sign on their property must first obtain a sign permit, unless such sign is specifically exempted as provided in this chapter.
2. *Signs not requiring a permit.* The following signs shall not require a sign permit, but shall be subject to all other applicable general requirements of this chapter:
- a. Signs erected by governmental agencies on public property.
- b. Construction signs conditioned upon removal when the building or developmentis completed.
- c. Placards.
- d. Temporary signs of four (4) square feet in size or less.
- e. Window signs provided the total area of all signs within one (1) foot of the window shall not obscure more than fifty (50) percent of the window area.
- f. Political signs.
- g. Historical marker signs as regulated and approved by local, state, or federal government agencies.
- h. Memorial signs or tablets.
- i. Murals which do not advertise an establishment, product, service, or activity. Murals which advertise an establishment, product, service, or activity are wallsigns and subject to the requirements of Table 2104.
- j. Real estate signs and real estate open house signs, conditioned upon removal within five (5) business days of the sale or upon the end of the open house.
- k. Signs not visible from any street.
- l. Signs for essential services.
- m. Signs with address, owner, or occupant name, of up to one (1) square foot in area attached to a mailbox, light fixture or exterior wall.
- n. Flags.
- o. Directory signs.
- p. Special event signs. The village council may allow additional temporary signs for recurring special events that benefit the community. Such signs may be allowed according to the following:
- i. Special event signs that will exceed the duration restrictions for temporary signs as outlined in Section 2108(5), may be allowed by village council upon annual review and approval. The council may allow signs for a single event, or for a series of events which may be planned for the calendar year.
- ii. Applications shall include the following information:

1. Details regarding the location, number, size and design of any temporary signs.
2. The dates of proposed events, and the proposed schedule for erection and removal of signs.
3. The name and contact information of those responsible for the signs.
- iii. Signs may be approved by the council if it is determined the following conditions are met:
1. The proposed sign(s) are consistent with the purpose of this sign ordinance, as stated in Section 2101, Purpose and Intent, and the definition of special event sign in Section 2102, Definitions.
2. The proposed sign(s) are in the benefit of the community in general. The sign must relate to a community event or promote a public purpose rather than a private interest.
3. The nature of the request is not to circumvent other provisions of this ordinance.
4. Approval of the sign(s) will not extend rights to one entity that is not extended to other similar entities.
- iv. The village council shall review recurring special event sign applications on an annual basis. Where a series of events is proposed, the village may grant approval for all or a portion of the year, if needed to monitor compliance with this chapter.
3. *Prohibited signs.* All signs not specifically allowed under this chapter (unless exempted from regulation herein) are prohibited in the village. Further, the following types of signs are expressly prohibited:
- a. Signs which obstruct free access or egress from any building, including those that obstruct any fire escape, required exit way, window, or door opening or that prevent free access to the roof by firefighters.
- b. Moving signs and signs having moving members or parts, excluding barber shop poles.
- c. Animated signs.
- d. Inflatable signs.
- e. Signs which in any way simulate or could be confused with the lighting of emergency vehicles or traffic signals.
- f. Signs which obstruct or impair the vision of motorists or nonmotorized travelers at any intersection, driveway, within a parking lot or loading area.
- g. Snipe signs placed in any public right-of-way, as well as those attached to a utility pole, affixed to a tree, street furniture, fences, or waste receptacles.
- h. Roof signs unless specifically permitted elsewhere in this chapter.
- i. Portable signs unless specifically permitted elsewhere in this chapter.
- j. Pylon or pole signs unless specifically permitted elsewhere in this chapter.
- k. Illegal signs.
- l. Obsolete or abandoned signs and any sign or sign structure which:
- i. Is structurally unsafe.
- ii. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment.
- iii. Can cause electric shock to a person who comes in contact with it.
- iv. Is not kept in good repair, such that it has broken parts, missing letters, or non-operational lights.
- m. Flashing signs.
- n. Any sign which makes use of the words “Stop”, “Look”, or “Danger”, or any other words, phrases, symbols, or characters, in such a manner as to interfere with, mislead, or confuse traffic.

Sec. 2105 Requirements for permanent signs.

Permanent signs are permitted in combination (unless otherwise noted) in each district and are subject to the requirements described in this chapter.

1. Signs permitted in GB General Business, O Office, I Industrial and LI/R Limited Industrial/Research districts.

| Table 2105-1 Signs Permitted in GB, O, I and LI/R Districts (see also Sec. 2106) |                                                       |                                              |                                     |                                                |
|----------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------|-------------------------------------|------------------------------------------------|
|                                                                                  | Wall Sign<br>(one allowed<br>per frontage)            | Freestanding Sign (one allowed per frontage) |                                     |                                                |
|                                                                                  |                                                       | Ground Sign<br>for Single<br>Tenant          | Ground Sign<br>for Multi-<br>Tenant | Shared<br>Business<br>Center Sign              |
| Area Maximum                                                                     | 10% of front facade<br>or 100 SF<br>whichever is less | 60 SF                                        | 80 SF                               | 60% of gross<br>ground sign area,<br>or 200 SF |
| Height Maximum<br>(in feet)                                                      | –                                                     | 8                                            | 8                                   | 8                                              |

2. Signs permitted in the BC Business Center district.

| Table 2105-2 Signs Permitted in BC District (see also Sec. 2106) |                                                                                                                                             |                                           |                                 |                                                 |                                        |                                                   |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------|-------------------------------------------------|----------------------------------------|---------------------------------------------------|
|                                                                  | Wall Sign (one<br>allowed per frontage)                                                                                                     | Other Signs (one<br>allowed per frontage) |                                 | Freestanding Sign<br>(one allowed per frontage) |                                        |                                                   |
|                                                                  |                                                                                                                                             | Projecting<br>Sign                        | Awning<br>or<br>Marquee<br>Sign | Ground<br>Sign for<br>Single<br>Tenant          | Ground<br>Sign for<br>Multi-<br>Tenant | Shared<br>Business<br>Center Sign                 |
| Area<br>Maximum                                                  | 40 SF for the first 20<br>linear feet of building<br>frontage, then 15<br>SF for every 10<br>additional linear feet<br>of building frontage | 10 SF per<br>frontage                     | 30 SF<br>per<br>frontage        | 48 SF                                           | 64 SF                                  | 60% of gross<br>ground sign<br>area, or<br>150 SF |
| Height<br>Maximum<br>(in feet)                                   | –                                                                                                                                           | –                                         | –                               | 6                                               | 8                                      | 10                                                |

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ORDINANCE NO. 507, CONTINUED

3. Signs permitted in residential districts (R-1, R-2, R-3 and R-4).

| Table 2105-3 Signs Permitted in R-1, R-2, R-3 AND R-4 Districts (see also Sec. 2106)                    |                                                    |                                                                        |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------|
| Institutional Uses                                                                                      |                                                    |                                                                        |
|                                                                                                         | Wall Sign<br>(one allowed per frontage)            | Freestanding Sign<br>(one allowed per frontage)                        |
| Area Maximum                                                                                            | 10% of front facade or<br>100 SF whichever is less | 60 SF                                                                  |
| Height Maximum<br>(in feet)                                                                             | –                                                  | 8                                                                      |
| Residential Uses<br>(not including single-family residential units, duplexes and attached condominiums) |                                                    |                                                                        |
|                                                                                                         | Wall Sign                                          | Freestanding Entrance Way Sign<br>(one allowed per vehicular entrance) |
| Area Maximum                                                                                            | –                                                  | 24 SF                                                                  |
| Height Maximum<br>(in feet)                                                                             | –                                                  | 6                                                                      |
| Permitted Home Occupations (see also Sec. 625)                                                          |                                                    |                                                                        |
| Area Maximum                                                                                            | 2 SF                                               | 2 SF                                                                   |
| Height Maximum<br>(in feet)                                                                             | –                                                  | –                                                                      |

4. Signs permitted in PL Public Lands and CR Conservation/Recreation districts.

| Table 2105-4 Signs Permitted in PL and CR Districts (see also Sec. 2106) |                                         |                                              |                                 |
|--------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------|---------------------------------|
|                                                                          | Wall Sign (one allowed<br>per frontage) | Freestanding Sign (one allowed per frontage) |                                 |
|                                                                          |                                         | Ground Sign for<br>Single Tenant             | Ground Sign for<br>Multi-Tenant |
| Area Maximum                                                             | 10% of wall area or<br>100 SF per wall  | 60 SF                                        | 80 SF                           |
| Height Maximum<br>(in feet)                                              | –                                       | 8                                            | 8                               |

Sec. 2106 Footnotes to requirements for permanent signs.

- Projecting, awnings and marquee signs.
  - Signs may not project more than four (4) feet from the building wall.
  - Signs projecting over the public sidewalk or right-of-way shall maintain an overhead clearance area of at least eight (8) feet in height.
- Multi-tenant and shared business center signs.
  - Gross ground sign area equals the cumulative size of the ground or freestanding signs that the subject properties would otherwise be allowed, based on one (1) ground or freestanding sign per property (e.g. three businesses that would each be allowed a forty-eight (48) square foot ground sign - totaling one hundred forty-four (144) square feet of Gross Ground Sign Area - may choose to forego individual signs and erect one (1) Shared Business Center Sign not to exceed one hundred forty-four (144 square feet)).
  - No ground or freestanding signs shall be permitted for individual businesses that are advertised on a Shared Business Center Sign.
  - No more than sixty (60) percent of the total sign area shall be occupied by one (1) business.
  - For purpose of enforcement, maintenance of the sign shall be considered the responsibility of the property owner, or in case of a condominium, that business that occupies the largest building area.
  - Applications must be accompanied by a recordable agreement, in a form acceptable to the village attorney. The agreement must include acknowledgment by all businesses advertised on the sign that no additional ground or freestanding signs will be approved for any business that is advertised on the shared sign, regardless of any change of ownership.
- Changeable message signs.
  - One (1) changeable message sign shall be permitted per premise as part of a monument or wall sign in the I, Industrial; LI/R, Limited Research/Industrial; GB, General Business; and O, Office Districts.
  - The area of a changeable message sign shall not exceed 40 (forty) percent of the total area of the sign.
  - Electronic messages or gasoline prices shall be displayed for at least fifteen (15) seconds, and changes shall take less than one (1) second to change. Electronic messages or gasoline prices shall not flash, fade in or out, or scroll.
  - Electronic changeable message signs shall use only one (1) color of lighting or bulbs to prevent nuisances and distractions upon adjoining properties and thoroughfares.
- Permanent directional signs.
  - The village may, upon recommendation by the village planner, approve additional signage needed to facilitate safe movement within the site, upon determination that the following is met:
    - Freestanding directional signs may not exceed six (6) square feet in size, nor four (4) square feet in height.
    - Directional wall signs needed to identify accessory activities (such as service bays or drive-through lanes) may be approved provided they do not contain business advertising and are not visible from the public street in such a way that they may cause distraction or confusion to motorists.

- Sub-tenant wall signs.
  - Where buildings contain more than one (1) business, one (1) additional wall sign may be installed for each sub-tenant in the building, up to a maximum of four (4) additional signs. The signs shall only be used to indicate the name of businesseswithin the building.
  - The planning commission may allow additional sub-tenant signs in consideration of the following:
    - The number of sub-tenants in the building.
    - Area of lease space occupied by the sub-tenant within the building.
    - Size of the building façade(s).
    - Visibility of the building.
  - Such wall signs shall not exceed twenty (20) square feet each.
- Wall signs.
  - One (1) wall sign shall be allowed per business, in addition to any other allowed ground signs. Businesses located on a corner lot shall be allowed up to two (2) wall signs, one for each public street-facing façade. The maximum wall sign area for each façade shall not exceed the standards put forth in this chapter.
  - Murals which advertise an establishment, product, service, or activity are considered to be wall signs. For the purposes of calculating the sign area of a mural wall sign, the sign square footage shall be determined by measuring a parallelogram (box) which includes the portion of the mural that contains a message, symbol and/or logo.

Sec. 2107 Requirements for temporary signs.

Temporary signs are permitted as shown in this section and are subject to the requirements described in this chapter.

| Table 2107-1 Temporary Signs Permitted in GB, O, I and LIR Districts (see also Sec. 2108) |               |                                             |                                             |                                                                                          |
|-------------------------------------------------------------------------------------------|---------------|---------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------------------|
|                                                                                           | Sandwich Sign | Blade/Bow Flags                             | Temporary Off-Premises Directional Signs    | Banner or Pennant                                                                        |
| Area Maximum                                                                              | –             | 24 SF                                       | 4 SF                                        | The size, height, number and placement are at the discretion of the zoning administrator |
| Height Maximum (in feet)                                                                  | –             | 12 feet tall<br>2 feet wide                 | 4                                           |                                                                                          |
| Number                                                                                    |               | 2                                           | 4                                           |                                                                                          |
| Location                                                                                  | –             | Ground-mounted outside of the right-of-way. | Ground-mounted outside of the right-of-way. |                                                                                          |
| Duration                                                                                  | –             | See Sec. 2108(5)                            | 3 business days after event                 | See Sec. 2108(5)                                                                         |

| Table 2107-1 Temporary Signs Permitted in BC District (see also Sec. 2108) |                                                                                                                                                                     |                                             |                                             |                                                                                           |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------|
|                                                                            | Sandwich Sign                                                                                                                                                       | Blade/Bow Flags                             | Temporary Off-Premises Directional Signs    | Banner or Pennant                                                                         |
| Size Maximum                                                               | 12 SF                                                                                                                                                               | 24 SF                                       | 4 SF                                        | The size, height, number and placement are at the discretion of the zoning administrator. |
| Height Maximum (in feet)                                                   | 4                                                                                                                                                                   | 12 feet tall<br>2 feet wide                 | 4                                           |                                                                                           |
| Number                                                                     | 1 per business                                                                                                                                                      | 2                                           | 4                                           |                                                                                           |
| Location                                                                   | Must be within 10 feet of the entry door without disturbing pedestrian or emergency access. A minimum of 5 feet clearance shall be provided for pedestrian passage. | Ground-mounted outside of the right-of-way. | Ground-mounted outside of the right-of-way. |                                                                                           |
| Duration                                                                   | May be on display during day but must be stored indoors overnight. Sandwich signs are not subject to the removal requirements of Sec. 2108(5).                      | Sec. 2108(5)                                | 3 business days after event                 | Sec. 2108(5)                                                                              |

| Table 2107-1 Temporary Signs Permitted in R-1, R-2, R-3, R-4, PL and CR Districts (see also Sec. 2108) |               |                                             |                                             |                                                                                           |
|--------------------------------------------------------------------------------------------------------|---------------|---------------------------------------------|---------------------------------------------|-------------------------------------------------------------------------------------------|
|                                                                                                        | Sandwich Sign | Blade/Bow Flags                             | Temporary Off-Premises Directional Signs    | Banner or Pennant                                                                         |
| Size Maximum                                                                                           |               | 24 SF                                       | 4 SF                                        | The size, height, number and placement are at the discretion of the zoning administrator. |
| Height Maximum (in feet)                                                                               | –             | 12 feet tall<br>2 feet wide                 | 4                                           |                                                                                           |
| Number                                                                                                 | –             | 2                                           | 4                                           |                                                                                           |
| Location                                                                                               | –             | Ground-mounted outside of the right-of-way. | Ground-mounted outside of the right-of-way. |                                                                                           |
| Duration                                                                                               | –             | See Sec. 2108(5)                            | 3 business days after event                 | Sec. 2108(5)                                                                              |

Sec. 2108 Footnotes to requirements for temporary signs.

- Signs with a removal requirement may be erected up to five (5) business days before the event and removed in the timeframe specified.
- Unless otherwise indicated in this chapter temporary signs shall be

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- setback a minimum ten (10) feet from all property lines.
- Signs placed in front windows may not obscure more than fifty (50) percent of the window area.
  - Unless otherwise indicated in this chapter temporary signs shall be removed within thirty (30) days of placement. No sign may be erected on a single parcel for more than thirty (30) calendar days out of three hundred sixty-five (365) calendar days.

Sec. 2109 Obsolete or abandoned signs.

A sign is considered abandoned if:

- It does not display a well-maintained message for a consecutive 30-day period.
- The use to which the sign is accessory is discontinued or terminated for more than 180 consecutive days.
- The owner of the sign cannot be located at the owner’s last known address as reflected on the records of the Village; or
- A structure designed to support a sign no longer supports the sign for a period of 30 consecutive days.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

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

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days from and after its publication.

Carol K. Hill

Carol K. Hill, Village President

Jamie Hartman

Jamie Hartman, Village Clerk

REVIEWED FOR FORM:

Gordon J. Love

On behalf of David G. Stoker, Village Attorney

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

|                                  |       |
|----------------------------------|-------|
| Carol Hill, President            | _AYE_ |
| Kathryn Heath, President Pro Tem | _AYE_ |
| Craig Curtis, Trustee            | _AYE_ |
| Jamey Hardenbrook, Trustee       | _AYE_ |
| Jamie Hernden, Trustee           | _AYE_ |
| Jim Mayhew, Trustee              | _AYE_ |

The President thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Fowlerville this 21st day of September, 2026.

I hereby certify that the foregoing constitutes a true and complete copy of Ordinance No. \_507\_ adopted by the Village Council of the Village of Fowlerville, County of Livingston, Michigan, at a regular meeting held on September 21, 2026.

Jamie Hartman

Jamie Hartman, Village Clerk  
(9-27-26 FNV)