

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 CONDOMINIUM ASSOCIATION LIEN
FORECLOSURE SALE

WHEREAS, default has been made in the terms and conditions of the Master Deed of Jonathan’s Landing II dated May 22, 2003, signed on May 22, 2003, and recorded on June 16, 2003, in Liber 3972, Page 766, et seq., Livingston County, Michigan, Register of Deeds, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 273 (the “Master Deed”). Said default under the Master Deed has resulted in the recordation of a “Notice of Lien for Non-payment of Assessments” by Jonathan’s Landing Community Association, said Notice of Lien for Nonpayment of Assessments being dated July 1, 2025, signed on July 1, 2025, and recorded on July 2, 2025, in Document No. 2025R-012663, Livingston County, Michigan, Register of Deeds (the “Lien”) on which Lien there is claimed to be due, as of the date hereon, the sum of FIVE THOUSAND SEVEN HUNDRED SIXTY AND 26/100 DOLLARS (\$5,760.26). Under the power of sale contained in the Michigan Condominium Act of 1978, MCL 559.208(2), and Article II, Section 2.6 of the Condominium Bylaws, attached as part of said Master Deed, please take notice as follows:

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 Lien will be foreclosed by a sale of the lien ed 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 January 14, 2026.

The amount due on the Lien 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 premises. 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.

Said premises are located in the Township of Howell, County of Livingston, State of Michigan, and more particularly described as: Unit 47, Building 4, Jonathan’s Landing II Condominium, a condominium according to the Master Deed recorded in Liber 3972, Page 766, et seq., Livingston County Records, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 273, together with rights in general common elements and limited common elements as set forth in the above described Master Deed (and Amendments thereto, if any), and as described in Act 59 of the Public Acts of 1978, as amended. Owner(s) of Record: Nicholas Clark

Property Address: 1109 Rial Lake Drive, Howell, Michigan 48843
Parcel ID No. 4706-28-402-251

Attention condominium co-owner: 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. The redemption period shall be six (6) months from the date of such sale pursuant to MCL 559.208(2) unless the property is determined abandoned, then, in that event, the redemption period shall be one (1) month from the date of such sale pursuant to MCL 559.208(2), after which Nicholas Clark and all persons claiming through or under him shall be forever barred from all equity of redemption. Pursuant to MCL 600.3278, if the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, the owner, Nicholas Clark, will be held responsible to the person who buys the property at the foreclosure sale or to Jonathan’s Landing Community Association for damaging the property during the redemption period.

Dated: November 21, 2025
By: Jonathan’s Landing Community Association, a Michigan Nonprofit Corporation

For any inquiries, please contact the attorney for the party foreclosing the Lien set forth below:
Chantelle R. Neumann, Esq.
Hirzel Law, PLC
37085 Grand River Avenue, Suite 200
Farmington, Michigan 48335
Phone: (248) 478-1800
Hirzel Law, PLC File No. 19280

(11-30)(12-21)
(11-30, 12-7, 12-14 & 12-21-25 FNV)

FORECLOSURE NOTICE

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, January 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.

Default has been made in the conditions of a certain mortgage made by Christopher E. Tobin, A Married Man to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Ross Mortgage Corporation, its successors and assigns, Mortgagee, dated October 31, 2011, and recorded on November 8, 2011, as Document Number: 2011R-031505, Livingston County Records, said mortgage was assigned to Lakeview Loan Servicing, LLC by an Assignment of Mortgage dated October 21, 2021 and recorded October 22, 2021 by Document Number: 2021R-042983, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Thirteen Thousand Three Hundred Forty-Six and 25/100 (\$113,346.25) including interest at the rate of 3.75000% per annum.

Said premises are situated in the Township of Tyrone, Livingston County, Michigan, and are described as: Township of Tyrone, County of Livingston, State of Michigan: Part of the East 1/2 of the Northwest 1/4 of Section 33, Town 4 North, Range 6 East. Beginning at a point on the North line of Section 33, which bears West, 1075.00 feet from the North 1/4 corner of Section 33; Thence South 00 degrees 15 minutes East, 436.00 feet; Thence West, 250.76 feet; Thence North 00 degrees 09 minutes West 436.00 feet; Thence along the North line of said Section 33 East, 250.00 feet to the point of beginning. Commonly known as: 10150 FAUSSETT RD, FENTON, MI 48430
If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest.

Dated: November 23, 2025
Randall S. Miller & Associates, P.C.
Attorneys for Lakeview Loan Servicing, LLC
43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200
Hours: 9:00 a.m. - 5:00 p.m.
Case No. 25MI00768-1

(11-23)(12-14)
(11-23, 11-30, 12-7 & 12-14-25 FNV)

SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on January 07, 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): Perry Fetterley a/k/a Perry G. Fetterley and Lisa Fetterley a/k/a Lisa R. Fetterley, husband and wife

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. (“MERS”), solely as nominee for lender and lender’s successors and assigns
Date of mortgage: February 2, 2007
Recorded on April 3, 2007, in Document No. 2007R-011170, and re-recorded via Loan Modification recorded on May 12, 2015 in Document No. 2015R-014591
Foreclosing Assignee (if any): U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Amount claimed to be due at the date hereof: Two Hundred Nine Thousand Four Hundred Twenty-Six and 14/100 Dollars (\$209,426.14)

Mortgaged premises: Situated in Livingston County, and described as: A part of the Northwest 1/4 of Section 20, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan: Commencing at the Northwest corner of Section 20, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan; thence South 00 degrees, 36 minutes, 42 seconds East, 321.92 feet along the West line of said Section and the centerline of Stow Road for a Place of Beginning; thence North 89 degrees, 23 minutes, 18 seconds East, 581.00 feet; thence South 00 degrees, 36 minutes, 42 seconds East, 150.00 feet; thence South 89 degrees, 23 minutes, 18 seconds West, 581.00 feet; thence North 00 degrees, 36 minutes, 42 seconds West, 150.00 feet along the West line of said Section and the centerline of Stow Road to the Place of Beginning. Commonly known as 8922 Stow Road, Webberville, MI 48892

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCAF Acquisition Trust Mortgagee/Assignee Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400
1578213
(11-23)(12-14)

(11-23, 11-30, 12-7 & 12-14-25 FNV)

NOTICE TO THE RESIDENTS
OF IOSCO TOWNSHIP
CHANGE OF VENUE FOR
THE REGULAR DECEMBER
BOARD MEETING

All Iosco Township residents are hereby notified that the venue for the regularly scheduled Board Meeting on **December 18, 2025**, has been changed. The meeting will now be held at the **Alverson Center for Performing Arts**, located at **700 N. Grand Ave., Fowlerville, MI 48836**.

Doors will open at **6:30 p.m.**, and the meeting will begin at **7:00 p.m.**

Julie Dailey
Iosco Township Clerk
(12-7 & 12-14-25 FNV)

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



“Serving the Local Communities”

www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY
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 Livingston
County, starting promptly at 10:00 AM, on January 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.

MORTGAGE: Mortgagor(s): Jessica J. Maloney, and un-
married woman and Matthew A. Hofsess, an unmarried
man

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

Date of mortgage: October 21, 2015

Recorded on October 28, 2015, in Document No. 2015R-
034109, and re-recorded via Loan Modification recorded
on September 10, 2024 in Document No. 2024R-016066
Foreclosing Assignee (if any): Lakeview Loan Servicing,
LLC

Amount claimed to be due at the date hereof: One Hun-
dred Thirty-Nine Thousand Three Hundred Ninety-Four
and 20/100 Dollars (\$139,394.20)

Mortgaged premises: Situated in Livingston County, and
described as: The South 15.2 rods of the North 38.0
rods of the East 21.06 rods of the Northeast 1/4 of the
Northeast 1/4 of Section 20, Town 3 North, Range 4 East,
Howell Township, Livingston County, State of Michigan.
Commonly known as 2915 N Burkhardt Rd, Howell, MI
48855

The redemption period will be 6 month from the date of
such sale, unless abandoned under MCL 600.3241a, in
which case the redemption period will be 30 days from the
date of such sale, or 15 days from the MCL 600.3241a(b)
notice, whichever is later; or unless extinguished pursu-
ant to MCL 600.3238. If the above referenced property
is sold at a foreclosure sale under Chapter 32 of Act 236
of 1961, under MCL 600.3278, the borrower will be held
responsible to the person who buys the property at the
mortgage foreclosure sale or to the mortgage holder for
damaging the property during the redemption period.

Attention homeowner: If you are a military service 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.

Lakeview Loan Servicing, LLC

Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1579926

(12-14)(01-04)

(12-14, 12-21, 12-28-25 & 1-4-26 FNV)

FORECLOSURE NOTICE
NOTICE OF SALE

TO ALL PURCHASERS - Alien has been recorded on be-
half of English Gardens Condominium Association. The
lien was executed on September 19, 2025 and record-
ed on September 23, 2025, as Instrument No. 2025R-
019006, Livingston County Register of Deeds. The lien
secures assessments and other sums as of the date
hereof in the amount of Seven Thousand Six Hundred
and Sixteen Dollars and Seventy-Five Cents (\$7,616.75).
Notice of Foreclosure by Advertisement. Under the pow-
er of sale contained in the recorded Condominium Docu-
ments and the statute in such case made and provided,
notice is given under section 3212 of the revised judica-
ture 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 en-
trance of the Judicial Center located in Howell, Michigan,
on Wednesday, January 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, ei-
ther of which may charge a fee for this information.

The name of the record property owner is Paul D. Va-
rana, and is situated in the Township of Howell, County
of Livingston, State of Michigan, and is legally described
as follows: Unit 30, of English Gardens Condominium,
a Condominium according to the Master Deed recorded
in Liber 3485, Page 014 et seq., Livingston County Re-
cords, as amended, and designated as Livingston Coun-
ty Condominium Subdivision Plan No. 255. Sidwell No.
06-26-202-030

Commonly known as: 714 Olde English Cir., Howell,
Michigan 48855

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 Associ-
ation'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-own-
er(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 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 lien at the telephone number stated
in this notice. This sale may be rescinded by the foreclos-
ing lienholder. In that event, your damages, if any, are
limited solely to the return of the bid amount tendered at
sale, plus interest.

Dated: December 3, 2025

English Gardens Condominium Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

John L. Finkelmann

23201 Jefferson Avenue

St. Clair Shores, MI 48080

586 218 6805

(12-07)(01-04)

(12-7, 12-14, 12-21 & 12-28-25, 1-4-26 FNV)

SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY

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 Livingston
County, starting promptly at 10:00 AM, on January 07,
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): Tracy Renee McGrew, an
unmarried woman

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

Date of mortgage: June 27, 2021

Recorded on July 1, 2021, in Document No. 2021R-
028220,

Foreclosing Assignee (if any): Rocket Mortgage, LLC
f/k/a Quicken Loans, LLC

Amount claimed to be due at the date hereof: Two Hun-
dred One Thousand Twenty-Nine and 36/100 Dollars
(\$201,029.36)

Mortgaged premises: Situated in Livingston County, and
described as:

LOT 19 OF HARTLAND COUNTRY CLUB SUBDIVI-
SION, AS RECORDED IN LIBER 12 OF PLATS, PAGE
45, LIVINGSTON COUNTY RECORDS.

Commonly known as 2821 Bullard Rd, Hartland, MI
48353

The redemption period will be 6 month from the date of
such sale, unless abandoned under MCL 600.3241a, in
which case the redemption period will be 30 days from the
date of such sale, or 15 days from the MCL 600.3241a(b)
notice, whichever is later; or unless extinguished pursu-
ant to MCL 600.3238. If the above referenced property
is sold at a foreclosure sale under Chapter 32 of Act 236
of 1961, under MCL 600.3278, the borrower will be held
responsible to the person who buys the property at the
mortgage foreclosure sale or to the mortgage holder for
damaging the property during the redemption period. If
the sale is set aside for any reason, the Purchaser at the
sale will be entitled only to a return of the deposit paid.
The purchaser shall have no further recourse against the
Mortgagor, the Mortgagee, or the Mortgagee's attorney.
Attention homeowner: If you are a military service 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Mortgagee/Assignee Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1578762

(11-30)(12-21)

(11-30, 12-7, 12-14 & 12-21-25 FNV)

NOTICE TO RESIDENTS OF
HANDY TOWNSHIP
TOWNSHIP BOARD
REGULAR MEETING
CHANGE OF MEETING DATE

The Handy Township Board of Trustees has re-
scheduled their regular board meetings for the re-
maining portion of the 2025-2026 fiscal year ending
June 30, 2026. The dates for the regular meetings of
the Board will be as follows:

- Wednesday, September 17, 2025
- Monday, October 20, 2025
- Monday, November 24, 2025
- Wednesday, December 17, 2025
- Monday, January 19, 2026
- Monday, February 16, 2026
- Wednesday, March 18, 2026
- Wednesday, April 22, 2026
- Wednesday, May 20, 2026
- Monday, June 15, 2026

The meetings will be held at the same time of 7
p.m. in the Handy Township Board Room, 135 N.
Grand Avenue, Fowlerville, (please use rear en-
trance of the building to the boardroom). The Public
is always welcome to attend.

Laura A. Eisele

Handy Township Clerk

(8-31, 9-7, 9-14, 11-16, 11-23, 12-7, 12-14-25, 3-8-26,

3-15-26, 4-12-26, 4-19-26, 5-10-26, 5-17-26 FNV)

PUBLIC NOTICE –
VILLAGE OF FOWLERVILLE
RESIDENTS

Attention Residents,

To ensure efficient snow plowing and safe
road conditions, we kindly ask that all garbage
bins be placed in the *apron of your driveway*
rather than in the road. Placing bins in the road-
way obstructs plowing operations and creates
hazards for both drivers and pedestrians.

⊘ **DO NOT place bins in the street**

✓ **Place bins at the edge of your driveway
apron**

Your cooperation helps keep our roads clear
and safe for everyone. Thank you for your atten-
tion to this important matter!

For any questions, please contact the Village
of Fowlerville.

Jamie Hartman

Village Clerk

(12-7 & 12-14-25 FNV)

NOTICE OF ADOPTION OF
ORDINANCE AMENDMENT
VILLAGE OF WEBBERVILLE
INGHAM COUNTY,
MICHIGAN

TO: THE RESIDENTS AND PROPERTY
OWNERS OF THE VILLAGE OF WEBBER-
VILLE, INGHAM COUNTY, MICHIGAN, AND
ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the following is a
general summary of amendments to the Village
of Webberville Zoning Ordinance text which was
adopted by the Village Council of the Village of
Webberville at a Village Council meeting held
December 9, 2025, and will be effective seven
(7) days after publication of this notice.

The adopted amendment to Ordinance 153
creates a new HC-2 Highway Commercial/Indus-
trial District allowing a mix of business types.

PLEASE TAKE FURTHER NOTICE that the
full text of the Village of Webberville Zoning Ord-
inance is on file at the Village Hall address below
for inspection by the general public.

Jessica Kuch

Village Clerk

115 South Main Street

Webberville, Michigan 48892

(12-14-25 FNV)

NOTICE OF MORTGAGE SALE

ATTENTION HOMEOWNER: IF YOU ARE A MILITARY SERVICE MEMBER ON ACTIVE DUTY, IF YOUR PERIOD OF ACTIVE DUTY HAS CONCLUDED LESS THAN 90 DAYS AGO, OR IF YOU HAVE BEEN ORDERED TO ACTIVE DUTY, PLEASE CONTACT THE ATTORNEY FOR THE PARTY FORECLOSING THE MORTGAGE AT THE TELEPHONE NUMBER STATED IN THIS NOTICE. NOTICE OF FORECLOSURE BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier’s check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 a.m. on January 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 having been made in the conditions of a certain Mortgage made on June 14, 2022, by AJCSV LLC, a Texas limited liability company, given by it to Michigan State University Federal Credit Union, of 3777 West Road, East Lansing, Michigan 48823, as Mortgagee, and recorded on July 1, 2022, in the office of the Register of Deeds for Livingston County, in Instrument Number 2022R-018517; on which Mortgage there is claimed to be due and unpaid, as of the date of this Notice, the sum of Four Million Seven Hundred Thirty-Two Thousand Eight Hundred Sixteen and 60/100 Dollars (\$4,732,816.60); and no suit or proceeding at law or in equity having been instituted to recover the debt or any part thereof secured by said Mortgage, and the power of sale in said Mortgage having become operative by reason of such default;

NOTICE IS HEREBY GIVEN that on Wednesday, January 14, 2026 at 10:00 o’clock in the forenoon, at the main entrance to the Livingston County Courthouse in the City of Howell, County of Livingston, Michigan, that being one of the places for holding the Circuit Court for Livingston County, there will be offered for sale and sold to the highest bidder or bidders at public auction or venue for purposes of satisfying the amounts due and unpaid on said Mortgage, together with all allowable costs of sale and includable attorney fees, the lands and premises in said Mortgage mentioned and described as follows:

SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN: Part of the Northwest fractional 1/4 and the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East, Township of Genoa, Livingston County, Michigan, described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line of said Section, 594.63 feet to the centerline of Grand River Avenue; thence North 60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing .along said centerline North 60 degrees 06 minutes 45 seconds West, 224.71 feet.; thence South 29 degrees 41 minutes 36 seconds West, 289.33 feet to the point of beginning of the parcel to be described; thence South 60 degrees 33 minutes 15 seconds East, 18.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 373.99 feet; thence North 70 degrees 44 minutes 43 seconds West, 11.82 feet; thence North 41 degrees 34 minutes 10 seconds West, 256.11 feet; thence North 79 degrees 03 minutes 54 seconds West, 162.46 feet; thence North 29 degrees 41 minutes 36 seconds East, 586.68 feet to the Southerly right-of way of Grand River Avenue; thence along said right of-way, South 60 degrees 06 minutes 45 seconds East, 211.40 feet; thence continuing along said right-of-way line, along an arc left, having a length of 3.60 feet, a radius of 85,993.70 feet, a central angle of 00 degrees 00 minutes 09 seconds and a chord which bears South 60 degrees 06 minutes 50 seconds East, 3.60 feet; thence South 29 degrees 41 minutes 36 seconds West 250.00 feet; thence South 60 degrees 10 minutes 24 seconds East, 175.00 feet: thence: North 29 degrees 41 minutes 36 seconds East, 10.49 feet to the point of beginning. EXCEPTING the Northeasterly 20 feet and parallel to Grand River Avenue.

EASEMENT PARCEL A non-exclusive easement for ingress and egress being a part of the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East Michigan, described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line or said Section, 594.63 feet to the centerline of Grand River Avenue; thence North

60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing along said centerline, North 60 degrees 06 minutes 45 seconds West, 224. 71 feet; thence South 29 degrees 41 minutes 36 seconds West, 49.82 feet to the Southerly right of way line of said Grand River Avenue; thence North 60 degrees 10 minutes 24 seconds West, 175.00 feet along said right of way line to the point of beginning; thence South 29 degrees 41 minutes 36 seconds West, 230.00 feet; thence South 21 degrees 33 minutes 59 seconds East, 60.37 feet; thence South 60 degrees 10 minutes 24 seconds East, 148.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 30.00 feet; thence North 60 degrees 10 minutes 24 seconds West, 145.47 feet; thence North 15 degrees 14 minutes 24 seconds West 170.79 feet; thence North 60 degrees 10 minutes 24 seconds West, 52.53 feet; thence North 29 degrees 41 minutes 36 seconds East, 250.00 feet to the Southerly right of way line of Grand River Avenue; thence South 60 degrees 06 minutes 45 seconds East along said right of way line, 51.40 feet thence Southeasterly along .an arc left, having a length of 3.60 feet 1 a radius of 85,993.70 feet, a central angle of 00 degrees 00 minutes 09 seconds and a chord which bears South 60 degrees 06 minutes 50 seconds East, 3.60 feet to the point of beginning.

STORM SEWER EASEMENT Part of the Northeast fractional 1/4 and Northwest fractional 1/4 of Section 6, Town 2 North, Range 5 East, Michigan, the centerline being described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line of said Section, 594.63 feet to the centerline of Grand River avenue; thence North 60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing along said centerline, North 60 degrees 06 minutes 45 seconds West, 224.71 feet; thence South 29 degrees 41 minutes 36 seconds West, 289.33 feet; thence South 60 degrees 33 minutes 15 seconds East, 18.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 178.00 feet to the point of beginning of a 30 foot wide easement for storm and sewer construction and usage; thence North 25 degrees 00 minutes 00 seconds West, 40.00 feet; thence North 19 degrees 26 minutes 40 seconds West, 219.97 feet; thence North 12 degrees 23 minutes 00 seconds West, 285.00 feet; thence North 60 degrees 18 minutes 24 seconds West, 18.00 feet to the point of ending of said centerline.

RETENTION POND EASEMENT A part of the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East, Michigan, described as follows: Commencing at the East 1/4 corner of said Section 6; thence North 02 degrees 17 minutes 07 seconds East along the East line of said Section, 594.63 feet to the centerline of Grand River Avenue; thence North 60 degrees 39 minutes 00 seconds West along said centerline, 2381.67 feet to the P.I. of said centerline; thence continuing along said centerline, North 60 degrees 06 minutes 45 seconds West, 224.71 feet; thence South 29 degrees 41 minutes 36 seconds West, 289.33 feet; thence South 60 degrees 33 minutes 15 seconds East, 18.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 170.00 feet to the point of beginning of the parcel to be described; thence South 60 degrees 18 minutes 24 seconds East, 155.00 feet; thence South 29 degrees 41 minutes 36 seconds West, 175.44 feet; thence North 70 degrees 44 minutes 43 seconds West, 157.61 feet; thence North 29 degrees 41 minutes 36 seconds East, 203.99 feet to the point of beginning. Commonly known as: 2630 E. Grand River Ave., Howell, Michigan 48843

Parcel Number: 4711-06-200-061

The period within which the above premises may be redeemed shall expire six (6) months from the date of sale. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278, the mortgagor(s) will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period. This notice is from a debt collector. Dated: December 9, 2025

MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION of East Lansing, Michigan, Mortgagee
FOSTER, SWIFT, COLLINS & SMITH, P.C.
Benjamin J. Price
Attorneys for Mortgagee
313 S. Washington Square
Lansing, MI 48933
(517) 371-8253

(12-14)(01-11)

(12-14, 12-21 & 12-28-25 & 1-4 & 1-11-26 FNV)

FORECLOSURE NOTICE
NOTICE OF SALE

TO ALL PURCHASERS - A lien has been recorded on behalf of Hidden Creek of Oceola Condominium Association. The lien was executed on January 14, 2025 and recorded on January 15, 2025, as Instrument 2025R-000950, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Two Hundred and Eighty Six Dollars and Twenty-Five Cents (\$5,286.25). 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, January 7, 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 Kevin C. Maida and Amy L. Maida, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 10, of Hidden Creek, a Condominium according to the Master Deed recorded in Liber 4048, Page 0550 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 278. Sidwell No. 07-28-301-010

Commonly known as: 1377 Callaway Court, Howell, Michigan 48843

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

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

Dated: November 21, 2025

Hidden Creek of Oceola Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Sarah R. Karl
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(11-30)(12-28)

(11-30, 12-7, 12-14, 12-21 & 12-28-25 FNV)

NOTICE OF
PUBLIC HEARING

Village of Webberville
VILLAGE COUNCIL PUBLIC HEARING
January 13, 2026

The Village of Webberville Village Council has scheduled a public meeting on January 13, 2026 at 6:00 p.m. at Village of Webberville Town Hall at 115 S. Main St., Webberville, MI 48892.

The purpose of this hearing is to review and consider the adoption of the Village of Webberville Master Plan and Parks and Recreation Plan Update.

Details regarding the Master Plan and Parks and Recreation Plan draft can be viewed at the Village Office.

Jessica Kuch, Village Clerk

Notice: People with disabilities needing accommodations for effective participation in the meeting should contact please contact Sam Schulte, Village of Webberville Village Council President, at sschulte@webbvill.com at least two (2) working days in advance of the meeting. An attempt will be made to provide reasonable accommodations.

(12-14-25 FNV)

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



www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

“Serving the Local Communities”

NOTICE OF FORECLOSURE BY ADVERTISEMENT.

Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in LIVINGSTON County, starting promptly at 10:00 AM, on January 17, 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 Daniel F. Waterman and Jeannette Waterman, husband and wife, whose address is 5079 Mack Road, Howell, Michigan 48855, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage, LLC, being a mortgage dated January 7, 2025, and recorded on January 13, 2025 with Document Number 2025R000686, Livingston County Records, State of Michigan and then assigned to Rocket Mortgage, LLC d/b/a Quicken Loans, LLC, as assignee as documented by an assignment dated November 26, 2025 and recorded on November 26, 2025 and given document number 2025R-024042 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of ONE HUNDRED FIFTY-THREE THOUSAND ONE HUNDRED SIX AND 48/100 DOLLARS (\$153,106.48).

Said premises are situated in the Township of Oceola, County of Livingston, State of Michigan, and are described as: Part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Town 3 North Range 5 East, Oceola Township, Livingston County, Michigan, described as Beginning at a point North 366.3 feet from the Southeast corner of said Section 4, thence West 300 feet; thence North 110 feet; thence East 300 feet; thence South 110 feet to the Point of Beginning. Street Address: 5079 Mack Road, Howell, Michigan 48855

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: December 7, 2025

For more information, please contact the attorney for the party foreclosing:

Robert A. Blumberg (P87490),
Johnson, Blumberg, & Associates, LLC,
80 North LaSalle St., Suite 3650
Chicago, Illinois, 60602.
Telephone: (312) 541-9710
File No.: MI 25 6855

(12-07)(12-28)

(12-7, 12-14, 12-21 & 12-28-25 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 A.M. on JANUARY 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.

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

MORTGAGE SALE – A mortgage was granted by JAMES C. SCHULTZ, a married man, Mortgagor(s), to MORTGAGE CENTER LLC, 26555 EVERGREEN ROAD, STE. 900, SOUTHFIELD, MI 48076, Mortgagee, dated FEBRUARY 5, 2020, and recorded in the office of the Register of Deeds for Livingston County, and State of Michigan on FEBRUARY 18, 2020, in DOCUMENT NO. 2020R-004955, and Loan Modification Agreement dated MAY 14, 2024, and recorded on JUNE 27, 2024, in DOCUMENT NO. 2024R-011172, of Livingston County Records, on which mortgage there is claimed to be due, at the date of this notice, for principal and interest, the sum of ONE HUNDRED NINETY FOUR THOUSAND ONE HUNDRED FORTY SEVEN AND 94/100THS (\$194,147.94) DOLLARS at 4.62500% percent per annum and attorney fees as provided for in said Mortgage, and no suit or proceedings at law or in equity have been instituted to recover the moneys secured by said Mortgage, or any part thereof;

NOTICE IS HEREBY GIVEN, that by virtue of the power of sale contained in said mortgage, and pursuant to the statute of the State of Michigan in such case made and provided, notice is hereby given that on the date and time stated above, the undersigned will sell at public auction, to the highest bidder, the premises described in said Mortgage, or so much thereof as may be necessary to pay the amount so as aforesaid due on said mortgage, and all other legal costs, charges and expenses including the said attorney's fee, also any sum or sums which may be paid by the undersigned, necessary to protect their interest in the premises, which said premises are described as follows:

TOWNSHIP OF CONWAY, COUNTY OF LIVINGSTON
AND STATE OF MICHIGAN, to wit: Part of the South 1 / 2
of the Southwest 1 / 4 of Section 3, Town 4 North, Range
3 East, described as follows: Beginning at a point on the
centerline of Fowlerville Road and the North-South 1 /
4 line; North 01 degrees 44 minutes 21 seconds West
668.59 feet from the South 1 / 4 corner of said Section 3,
running thence North 89 degrees 53 minutes 09 seconds
West 1124.83 feet; thence North 02 degrees 03 minutes
55 seconds West 668.07 feet; thence South 89 degrees
55 minutes 27 seconds East 1128.61 feet along the North
line of the South 1 / 2 of the Southwest 1 / 4 of Section 3;
thence South 01 degrees 44 minutes 21 seconds East
668.69 feet along the centerline of Fowlerville Road and
the North-South 1 / 4 line to the point of beginning.

MORE COMMONLY KNOWN AS: 11177 FOWLERVILLE ROAD, FOWLERVILLE, MI 48836-9317

The redemption period shall be SIX (6) MONTHS from the date of such sale, unless determined abandoned in accordance with 1948CL 600.3241a, in which case the redemption period shall be thirty (30) days from the date of such sale. If the property is sold at foreclosure sale, 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.

KAREN L. ROWSE-OBERLE (P 41893)
ATTORNEY FOR MORTGAGEE
24525 HARPER AVENUE
ST. CLAIR SHORES, MI 48080
(586) 777-0770
Dated: 12-7-2025

(12-07)(01-04)

(12-7, 12-14, 12-21, 12-28-25 & 1-4-26 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 JANUARY 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.

Default has been made in the conditions of a mortgage made by P & H Legacy Co. LLC, a Wyoming limited liability company, to BPL Mortgage Trust, LLC, a Delaware limited liability company, Mortgagee, dated August 28, 2023 and recorded September 6, 2023 in Instrument Number 2023R-016562 Livingston County Records, Michigan. Said mortgage is now held by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as trustee for Ibis Holdings A Trust, by assignment. There is claimed to be due at the date hereof the sum of Three Hundred Fifty Thousand Two Hundred Seventy-Three and 22/100 Dollars (\$350,273.22).

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 JANUARY 7, 2026.

Said premises are located in the Township of Green Oak, Livingston County Michigan, and are described as:
Lot(s) 13 of FAIRLANE MEADOWS according to the plat thereof recorded in Liber 27 of Plats, Page 12 of Livingston County Records.

9925 Timothy Ln, South Lyon, Michigan 48178
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

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

Dated: December 7, 2025

File No. 25-014658

Firm Name: Orlans Law Group PLLC

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

Firm Phone Number: (248) 502.1400

(12-07)(12-28)

(12-7, 12-14, 12-21 & 12-28-25 FNV)

DUE TO THE HOLIDAY THE CIRCUIT COURT SALE
BELOW WILL BE ADJOURNED FROM 12/17/2025 TO
12/23/2025; 12/23/2025 TO 12/30/2025; 12/30/2025 TO
01/06/2026; 01/06/2026 TO 01/07/2026
Case No. 25-32668-CH Circuit Court Sale

In pursuance and by virtue of an Order Granting Motion for Default Judgment and for Judicial Foreclosure as to All Defendants in the Circuit Court for the County of Livingston, State of Michigan, made and entered on the 27th of June, A.D., 2025 in a certain cause therein pending, wherein Michigan State Housing Development Authority was the Plaintiff and Travis A. Hernandez and The Secretary of Housing and Urban Development were the Defendants.

NOTICE IS HEREBY GIVEN that I shall sell at public auction to the highest bidder, at public vendue, at the Livingston County Courthouse (that being the place of holding the Circuit Court for said County), on the 19th of November, A.D., 2025 at 10:00 o'clock in the forenoon, Eastern Standard Time, the following described property, viz: A certain piece or parcel of land situated in the Township of Oceola, County of Livingston, State of Michigan: Lots 4 and 5 and the South 50 feet of Lots 1, 2, and 3, Block 1, of OAKWOODS COUNTRY CLUB SUBDIVISION, according to the plat thereof, recorded in Liber 2 of Plats, page(s) 77, Livingston County Records. 4707-30-301-367 c/k/a: 1487 Butler Blvd, Howell, MI 48843
The redemption period shall be 6 months from the date of such sale. Except 1 year redemption ONLY for the United States of America.

John Whitehurst, Deputy Sheriff _/s/ Gregory MacKay
Gregory MacKay of Schneiderman & Sherman P.C.
Attorney for Michigan State Housing Development Au-
thority
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335

1573188

(12-14)

(12-14-25 FNV)

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 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 January 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): Raymond J. Carter, an unmarried man

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

Foreclosing Assignee (if any): Nations Lending Corporation

Date of Mortgage: October 4, 2021

Date of Mortgage Recording: October 14, 2021

Amount claimed due on date of notice: \$267,324.09

Description of the mortgaged premises: Situated in Township of Marion, Livingston County, Michigan, and described as: Part of the Southeast 1/4 of Section 31, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan, more particularly described by Darrell Hughes, Michigan registered land surveyor No. 19834, as: Beginning at a point on the North and South 1/4 line of Section 31 and centerline of Pingree Road, said point being distant North 00 degrees 01 minutes 37 seconds East, 1609.45 feet along the North and South 1/4 line of Section 31 and centerline of Pingree Road from the South 1/4 corner of Section 31, proceeding thence from said point of beginning North 00 degrees 01 minutes 37 seconds East, 330.16 feet along the North and South 1/4 line of Section 31 and centerline of Pingree Road; thence South 89 degrees 26 minutes 42 seconds East 1320.41 feet; thence South 00 degrees 05 minutes 27 seconds East, 330.16 feet along the East 1/8 line of Section 31; thence North 89 degrees 26 minutes 42 seconds West, 1321.09 feet of the beginning, Livingston County, Michigan.

Common street address (if any): 5655 Pingree Rd, Howell, MI 48843-9656

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).

If the property is sold at foreclosure sale under Chapter 32 of the Revised 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: December 14, 2025

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1579419

(12-14)(01-04)

(12-14, 12-21, 12-28-25 & 1-4-26 FNV)

MORTGAGE FORECLOSURE NOTICE

Notice of foreclosure by advertisement. Notice is given under Section 3212 of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 A.M., on January 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.

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.

Robert J. Harris and Tracie J. Harris, husband and wife, ("Mortgagors"), gave a mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for Michigan First Credit Union, ("Mortgagee"), dated July 1, 2021, and recorded on July 13, 2021, in Instrument No. 2021R-029756. Now held by Michigan First Credit Union by Assignment of Mortgage recorded in Instrument No. 2025R-020811, Livingston County Records, Michigan.

On the date of this notice, there is claimed to be due the principal of One Hundred Twenty-Seven Thousand Two Hundred Sixteen Dollars and 27/100 Dollars (\$127,216.27) plus accrued interest at 6.50% per annum. 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 the place of holding in the circuit court within Livingston County, Michigan @ 10:00 A.M. on Wednesday, January 21, 2026.

Said premises are situated in the Township of Iosco, County of Livingston, State of Michigan, and are described as: Commencing at a point on the West line of said Section 34 and the centerline of Gregory Road, South 00 degrees 00 minutes 51 seconds West 1253.00 feet from the Northwest corner of said Section 34; thence South 88 degrees 36 minutes 21 seconds East 352.00 feet, along the centerline of a 66 foot wide private road easement for the use together with adjacent property owners for ingress and egress, to the point of beginning and P.C. of a curve; running thence 256.69 feet along the arc to the right, having a central angle of 50 degrees 37 minutes 02 seconds and a radius of 242.62 feet, whose long chord bears South 58 degrees 17 minutes 50 seconds East 244.88 feet to the P.T. of said curve, also being the centerline of said private road easement; thence North 62 degrees 00 minutes 42 seconds East 115.34 feet; thence North 00 degrees 02 minutes 03 seconds East 656.01 feet; thence North 88 degrees 36 minutes 21 seconds West 310.53 feet; thence South 00 degrees 00 minutes 51 seconds West 589.00 feet to the point of beginning.

Commonly: 8980 Wedgewood Drive, Gregory, MI 48137—Tax Id #4709-34-100-009

The redemption period shall be six 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 a foreclosure sale, under Section 600.3278 of the Michigan Compiled Laws, the Mortgagor will be held responsible to the person who buys the property at the mortgage foreclosure or to the mortgage holder for damaging the property during the redemption period.

Dated: December 14, 2025

Michigan First Credit Union,

Mortgagee Holzman Law, PLLC

By: Charles J. Holzman Attorney for Mortgagee

28366 Franklin Road

Southfield, Michigan 48034

(248)352-4340

(12-14)(01-11)

(12-14, 12-21, 12-28-25, 1-4 & 1-11-26 FNV)

MARION TOWNSHIP
ZONING BOARD OF
APPEALS
PUBLIC NOTICE

Marion Township Zoning Board of Appeals will hold a Public Hearing on Monday, January 5, 2026 at 7:30 pm. The meeting will be held at the Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843, (517) 546-1588. The purpose of the meeting is for regular business and to hear a request for the following appeal, interpretation and/or variance.

ZBA Case #01-26 – Tax Code 4710-25-101-035

Applicant: Mark & Brenda Zeigler

15648 Michael

Taylor, MI 48180

Request: The applicant is seeking a variance to Section 8.04 E 3—Yard Setback Requirements

Submittals can be viewed online at www.mariontownship.com under agendas/minutes, click on link to Zoning Board of Appeals.

Interested parties may review the above-mentioned proposal at the Marion Township Hall during regular business hours, Monday through Thursday from 9:00 am to 5:00 pm.

Those unable to attend the public hearing are invited to submit written comments to the attention of the Zoning Board of Appeals Chair, Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843 by 5:00 p.m. on Tuesday, December 30, 2025.

Marion Township will provide necessary, reasonable auxiliary aids and services to individuals with disabilities. Anyone requiring auxiliary aids and services should contact the Marion Township Clerk no later than 5:00 p.m., Monday, December 22, 2025.

Diane Bockhausen SECRETARY
ZONING BOARD OF APPEALS
(12-14-25 FNV)

NOTICE OF ADOPTION OF
ORDINANCE AMENDMENT
VILLAGE OF WEBBERVILLE
INGHAM COUNTY,
MICHIGAN

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE VILLAGE OF WEBBERVILLE, INGHAM COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

PLEASE TAKE NOTICE that the following is a general summary of amendments to the Village of Webberville Zoning Ordinance text which was adopted by the Village Council of the Village of Webberville at a Village Council meeting held December 9, 2025, and will be effective seven (7) days after publication of this notice.

The adopted amendment to Section 52.10.A include the ability for the Village Council to reduce the distance from existing infrastructure where new development in the residential zoning districts will be required to connect.

PLEASE TAKE FURTHER NOTICE that the full text of the Village of Webberville Zoning Ordinance is on file at the Village Hall address below for inspection by the general public.

Jessica Kuch
Village Clerk
115 South Main Street
Webberville, Michigan 48892
(12-14-25 FNV)

Village of Fowlerville Businesses
and Residents Reminders:

Please be advised the Village of Fowlerville Ordinance for Snow and Ice Removal is as follows:

Snow Emergencies

During a snow emergency, all vehicles must be removed from the streets to allow for safe and efficient plowing. Vehicles not moved may be ticketed and/or towed at the owner’s expense.

Sidewalk Snow and Ice Removal Ordinance

All owners or occupants of properties must remove snow and ice from sidewalks adjacent to their lots according to the following time frames:

- Within 24 hours after a snow or sleet storm ends, if the storm produces 4 inches or less of snow or precipitation.
- Within 48 hours after a snow or sleet storm ends, if the storm produces more than 4 inches of snow or precipitation.

If a property owner or occupant fails or refuses to remove snow and ice from the sidewalks adjacent to and abutting upon such lot, lots, or premises within the required time frame, the Village Manager or their designee may arrange for the removal. All costs incurred for this service will be billed to the property owner.

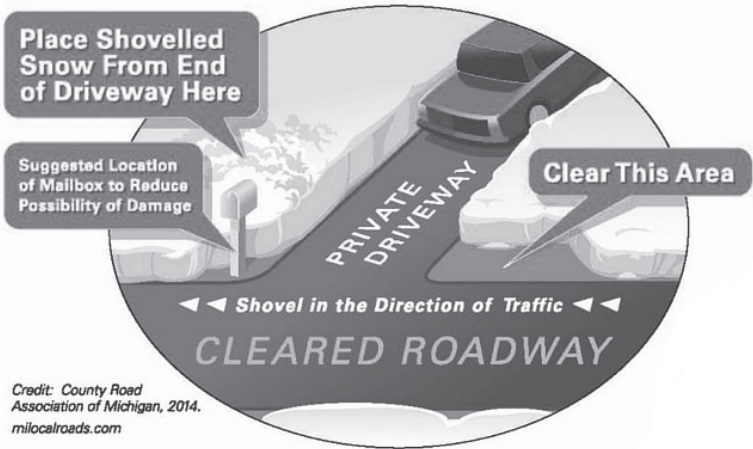
DO NOT PLOW OR SHOVEL INTO OR ACROSS THE STREET

It is illegal under Michigan State Law (Section 257.677(a) of the Michigan Vehicle Code) to shovel or plow snow or ice onto any street, road, or highway, or to deposit snow in a way that blocks motorists’ view of traffic.

Avoid the Second Shovel

When shoveling your driveway, plan ahead! If no space is made for the plowed snow to go, the passing snowplow may push snow back into your driveway. Creating a designated snow area can save time and frustration later.

Avoid the “Second Shovel”



Mailbox Maintenance

Don’t neglect your mailbox post!

- Check that your post is sturdy; if it can be “shaken,” compact the soil at the base of the post so that it doesn’t begin to lean when snow starts to build up.
- Keep snow and debris clear around your mailbox to ensure visibility and access.
- Do not shovel snow back into the street.

Important Notes:

- Most mailbox damage occurs when heavy, wet snow is thrown against a weakened post or box.
- The Village of Fowlerville cannot assume responsibility for such damage.
- Homeowners are responsible for:
 - o Repairing or replacing damaged mailboxes/posts.
 - o Installing mailboxes in accordance with U.S. Postal Service guidelines.

Ensure the front of your mailbox is positioned just behind the curb. Plow trucks use back blades, and improperly placed mailboxes may be struck during plowing.

Thank you for your continued support and efforts.

(12-7 & 12-14-25 FNV)

Notice to the Village of
Fowlerville Residents
Planning Commission
Vacancy

Any resident of the Village of Fowlerville interested in filling the vacant position on the Planning Commission is invited to submit a letter of interest and an application to the Village Clerk. The appointed member will serve a three (3) year staggered term.

Regular Meetings. The Planning Commission shall hold no fewer than four (4) regular meetings each calendar year. Regular meetings are held on the second Tuesday of the month, as needed, beginning at 7:00 p.m. at the Village of Fowlerville. Additional meetings may be scheduled when necessary.

Applications may be picked up Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Village of Fowlerville Office or downloaded from the Village website at www.fowlerville.org.

Please submit your letter of interest and application by December 18, 2025, no later than 5:00 p.m., to:

The Village of Fowlerville
Attn: Jamie Hartman, Village Clerk
213 South Grand Avenue
Fowlerville, MI 48836
or email: jhartman@fowlerville.org

(12-7 & 12-14-25 FNV)

STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY

NOTICE TO CREDITORS
Decedent’s Estate

CASE NO. and JUDGE
25-23920-DE Hon. Miriam Cavanaugh
Court address and telephone no.
204 S. Highlander Way, STE 2, Howell, MI 48843
(517) 546-3750

Estate of Charlotte R. Jones, a/k/a Charlotte Louise Renshaw Jones
Date of Birth: 12/03/1942

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Charlotte R. Jones, died 11/23/2025. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Alan Jones, personal representative, or to both the probate court at 204 S. Highlander Way, STE 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 12/10/25

Attorney:
Scott D. Kappler P41750
621 S. Main Street
Plymouth, MI 48170
734-354-8600

Personal Representative:
Alan Jones
1420 SW Westwood Drive
Portland, OR 97239
503-381-7540

(12-14-25 FNV)

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



www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

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