

www.fowlervillenewsandviews.com fowlervillenews@gmail.com

"Serving the Local Communities"

SHORT FORECLOSURE NOTICE - LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on September 10, 2025. 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): DANIELLE COPUS, A Married Woman

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

Date of mortgage: May 25, 2018 Recorded on May 31, 2018, in Document No. 2018R-014391, Foreclosing Assignee (if any): NewRez LLC f/k/a New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing

Amount claimed to be due at the date hereof: Two Hundred Eighty-Five Thousand Two Hundred Ninety-Three and 70/100 Dollars (\$285,293.70)

Mortgaged premises: Situated in Livingston County, and described as: Part of the North 1/2 of Section 11, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the Northeast corner of said Section 11; thence along the North line of said Section 11 and the centerline of Mc-Clements Road (66 foot wide right of way), South 89 degrees 41 minutes 21 seconds West 1336.62 feet; thence along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 11 and the centerline of Kellogg Road (66 foot wide right of way), South 00 degrees 24 minutes 33 seconds East, 200.00 feet, to the Point of Beginning of the parcel to be described; thence continuing along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 11 and said centerline of Kellogg Road, South 00 degrees 24 minutes 33 seconds East, 200.00 feet; thence South 89 degrees 41 minutes 21 seconds West, 435.70 feet; thence North 00 degrees 24 minutes 33 seconds West 200.00 feet; thence North 89 degrees 41 minutes 21 seconds East, 435.70 feet to the Point of Beginning. Commonly known as 1054 Kellogg Rd, Brighton, MI 48114

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale will be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. NewRez LLC d/b/a Shellpoint Mortgage Servicing

NewRez LLC d/b/a Shellpoint Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300 Farmington Hills, MI 48335 248.539.7400

1569101 (08-10)(08-31)

(8-10, 8-17, 8-24 & 8-31-25 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 AM, on September 24, 2025. 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 Sean P. Crossman to Fifth Third Mortgage - MI, LLC dated March 22, 2018 and recorded March 30, 2018 as Instrument No. 2018R-007851, Livingston County, Michigan. Said Mortgage is now held by Fifth Third Bank, N.A. by assignment and/or merger. There is claimed to be due at the date hereof the sum of \$118,072.19. Said premises are located in Livingston County, Michigan and are described as: Land situated in the Township of Hamburg, County of Livingston, State of MI described as follows: Lots 253 and 254 - Herndon's Rush Lake Estates, according to the plat thereof as recorded In Liber 2 of Plats, Page 87 Livingston County Records. Commonly known as 8611 Country Club Drive, Pinckney, MI Tax ID: 4715-17-404-133

Said property is commonly known as 8611 Country Club Dr, Pinckney, MI 48169. The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with 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: August 5, 2025

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. 25-18969

(08-10)(08-31)

(8-10, 8-17, 8-24 & 8-31-25 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 September 24, 2025. 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): Jerry L. Dunn and Clairus Keep, 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: November 12, 2016

Recorded on November 22, 2016, in Document No. 2016R-035989, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Amount claimed to be due at the date hereof: One Hundred Seventy Thousand Five Hundred Twenty-Three and 91/100 Dollars (\$170,523.91)

Mortgaged premises: Situated in Livingston County, and described as: A PART OF THE SOUTHWEST QUAR-TER OF THE NORTHWEST QUARTER OF SECTION 17, TOWN 2 NORTH, RANGE 6 EAST, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION LINE. ALSO BEING THE CENTERLINE OF HUNTER ROAD, DUE NORTH 161.71 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE CONTINUING DUE NORTH ALONG LINE AND SAID CENTERLINE 171 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 43 SECONDS EAST 412.47 FEET; THENCE SOUTH 7 DE-GREES 29 MINUTES 5 SECONDS EAST 171.60 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 43 SEC-ONDS WEST 434.84 FEET TO THE POINT OF BEGIN-NING. Commonly known as 2391 Hunter Rd, Brighton,

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

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

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

1568495 (08-03)(08-24)

(8-3, 8-10, 8-17 & 8-24-25 FNV)

LEROY TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING FOR A REZONING

NOTICE IS HEREBY GIVEN, pursuant to Public Act 110 of 2006, as amended, that a public hearing will be held by the Leroy Township Planning Commission at 7:00 p.m., Wednesday, August 20, 2025. The purpose of the public hearing is to hear and consider a rezoning of the property at 2773 E. Grand River Avenue, Williamston, MI. from R-1 Low Density Residential to RA Residential Agricultural.

The Meeting will be held at Leroy Township Hall located at 1685 N. M-52, Webberville, Michigan. Copies of the proposed Planned Unit Development are available at Township Hall.

Written comments on the proposed rezoning can be emailed to Township Planning Consultant Christopher Khorey, AICP at ckhorey@mcka.com until 4:30 p.m. the day of the meeting.

Gina Whitehead Leroy Township Clerk (7-20 & 8-10-25 FNV)



www.fowlervillenewsandviews.com fowlervillenews@gmail.com

"Serving the Local Communities"

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on August 27, 2025. 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): Eric Larson, a single man, as Sole Owner

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

Foreclosing Assignee (if any): United Wholesale Mortgage, LLC

Date of Mortgage: July 9, 2024

Date of Mortgage Recording: July 16, 2024

Amount claimed due on date of notice: \$55,264.71

Description of the mortgaged premises: Situated in Township of Oceola, Livingston County, Michigan, and described as: Part of the Northwest fractional 1/4 of Section 1, Town 3 North, Range 5 East, Oceola Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 corner of said Section; thence along the West line of said Section 1 and the centerline of Green Road, North 00 degrees 56 minutes 20 seconds East 1373.05 feet; thence South 87 degrees 27 minutes 30 seconds East, 603.65 feet to the point of beginning of the parcel to be described; thence North 00 degrees 56 minutes 20 seconds East 713.85 feet; thence along the centerline of Hickory Valley Drive, a 66 foot wide private road easement for ingress, egress and public utilities on the following (2) courses: 1) Easterly on the Arc right, having a length of 95.86 feet, a Radius of 450.00 feet, a central angle of 12 degrees 12 minutes 20 seconds and a long chord which bears South 69 degrees 43 minutes 26 seconds East 95.68 feet, 2) Easterly on an Arc left, having a length of 176.65 feet, a radius of 550.00 feet, a central angle of 18 degrees 24 minutes 08 seconds and a long chord which bears South 72 degrees 49 minutes 21 seconds East 175.89 feet; thence South 00 degrees 56 minutes 20 seconds West 640.23 feet; thence North 87 degrees 27 minutes 30 seconds West 259.26 feet to the point of beginning.

SUBJECT to and including the use of the Easement "A", a 66 foot wide private road easement and 75 foot radius cul-de-sac for ingress, egress, and public utilities, described as: Part of the Northwest fractional 1/4 of Section 1, Town 3 North, Range 5 East, Oceola Township, Livingston County, Michigan, more particularly described as follows:

Commencing at the West 1/4 corner of said Section; thence along the West line of said Section 1 and the centerline of Green Road, North 00 degrees 56 minutes 20 seconds East, 2063.13 feet to the point of beginning of the private road easement to be described; thence along the perimeter of said Easement on the following sixteen (16) courses; 1) continuing along said West Section line and centerline, North 00 degrees 56 minutes 20 seconds East 66.03 feet, 2) South 87 degrees 27 minutes 30 seconds East 514.10 feet, 3) Southeasterly on an arc right, having a length of 200.05 feet, a radius of 483.00 feet, a central angle of 23 degrees 50 minutes 14 seconds, and a long chord which bears South 75 degrees 32 minutes 23 seconds East 199.50 feet, 4) Easterly on an arc left, having a length of 327.73 feet, a radius of 517.00 feet, a central angle of 36 degrees 19 minutes 15 seconds, and a long chord which bears South 81 degrees 46 minutes 54 seconds East 322.27 feet, 5) Southeasterly on an arc right, having a length of 767.68 feet, a radius of 1033.00 feet, a central angle of 42 degrees 34 minutes 48 seconds, and a long chord which bears South 78 degrees 39 minutes 07 seconds East 750.14 feet, 6) Southeasterly on an arc left, having a length of 103.48 feet, a radius of 197.00 feet, a central angle of 30 degrees 05 minutes 47 seconds, and a long chord which bears South 72 degrees 24 minutes 37 seconds East 102.29 feet, 7) South 87 degrees 27 minutes 30 seconds East 42.50 feet, 8) Northeasterly on an arc left, having a length of 42.23 feet, a radius of 50.00 feet, a central angle of 48 degrees 23 minutes 40 seconds, and a long chord which bears North 68 degrees 20 minutes 40 seconds East 40.99 feet, 9) along the perimeter of a 75 foot radius cul-de-sac on an arc right, having a length of 362.32 feet, a radius of 75.00 feet, a central angle of 276 degrees 47 minutes 19 seconds, and a long chord which bears South 02 degrees 32 minutes 30 seconds West 99.60 feet, 10) Northwesterly on an arc left, having a length of 42.23 feet, a radius of 50.00 feet, a central angle of 48 degrees 23 minutes 40 seconds, and a long chord which bears North 63 degrees 15 minutes 40 seconds West 40.99 feet, 11) North 87 degrees 27 minutes 30 seconds West 42.50 feet, 12) Northwesterly on an arc right, having a length of 138.15 feet, a radius of 263.00 feet, a central angle of 30 degrees 05 minutes 47 seconds, and an long chord which bears North 72 degrees 24 minutes 37 seconds West 136.57 feet, 13) Northwesterly on an arc left, having a length of 718.64 feet, a radius of 967.00 feet, a central angle of 42 degrees 34 minutes 48 seconds, and an long chord which bears North 78 degrees 39 minutes 07 seconds West 702.21 feet, 14) Westerly on an arc right, having a length of 369.57 feet, a radius of 583.00 feet, a central length of 369.57 feet, a radius of 583.00 feet, a central angle of 36 degrees 19 minutes 15 seconds, and a long chord which bears North 81 degrees 46 minutes 54 seconds West 363.42 feet, 15) Northwesterly on an arc left, having a length of 173.49 feet, a radius of 417.00 feet, a central angle of 23 degrees 50 minutes 14 seconds, and a long chord which bears North 75 degrees 32 minutes 23 seconds West 172.24 feet, 16) North 87 degrees 27 minutes 30 seconds West, 512.26 feet to the point of beginning.

Common street address (if any): 7100 Hickory Valley Dr, Fenton, MI 48430-9260

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

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

This notice is from a debt collector. Date of notice: July 27, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515

1567441 (07-27)(08-17)

(7-27, 8-3, 8-10 & 8-17-25 FNV)

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the Circuit Court in Livingston County, starting promptly at 10:00 AM, on August 27, 2025. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Name(s) of the mortgagor(s): Gregory T. White and Kim-Lee T. White, husband and wife

Original Mortgagee: Mortgage Electronic Registrations Systems, Inc., as mortgagee, as nominee for Quicken Loans, LLC, its successors and assigns

Foreclosing Assignee: Rocket Mortgage, LLC, FKA Quicken Loans, LLC

Date of Mortgage: April 21, 2021

Date of Mortgage Recording: April 26, 2021

Amount claimed due on mortgage on the date of notice: \$107,189.01

Description of the mortgaged premises: Situated in the Township of Hamburg, Livingston County, Michigan, and are described as: Lots 102, 103 and 104, of HURON COUNTRY CLUB SUBDIVISION, as recorded in Liber 2 of Plats, Page 81, Livingston County Records. Commonly Known as: 7469 Longworth Dr., Brighton, MI 48116

The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale, or upon the expiration of the notice required by MCL 600.3241a(c), whichever is later; or unless MCL 600.3240(16) applies. If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention Purchaser: This sale may be rescinded by the foreclosing mortgagee for any reason. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest, and the purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. This notice is from a debt collector.

Date of notice: 07/27/2025 Potestivo & Associates, P.C. 251 Diversion Street, Rochester, MI 48307

248-853-4400 321083

(07-27)(08-17)

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 August 27, 2025. 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): Jerry Rosenbauer, a single

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

Date of mortgage: October 12, 2023

Recorded on October 16, 2023, in Document No. 2023R-019119, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC

Amount claimed to be due at the date hereof: Three Hundred Thirty Thousand Four Hundred Fifty-Six and 78/100 Dollars (\$330,456.78)

Mortgaged premises: Situated in Livingston County, and described as: LOT 101 AND THE SOUTH 1/2 OF LOT 100, THREE LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, PAGE 76, LIVINGSTON COUNTY RECORDS. Commonly known as 1882 Lakena St, Hartland, MI

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

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

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

1567830 (07-27)(08-17)

(7-27, 8-3, 8-10 & 8-17-25 FNV)

STATE OF MICHIGAN PROBATE COURT COUNTY OF LIVINGSTON

PUBLICATION OF NOTICE OF HEARING

FILE NO. 2019-19024-DE

In the matter of RUTH J. JOHNSON AKA RUTH JEANETTE JOHNSON

TO ALL INTERSTED PERSONS including: JUNE JOHNSON PAUL KOSLAKIEWICZ ELIJAH KOSLAKIEWICZ

whose address(es) is/are unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: A hearing will be held on WEDNESDAY, AUGUST 20, 2025 at 1:30 PM at 204 S. HIGHLANDER WAY, STE 2, HOWELL, MI 48843 before Judge MIRIAM CAVANAUGH 61875 for the following purpose: PETITION TO QUIET TITLE

Date: 07/24/2025

Attorney: LESLIE A. BUTLER P71980 2281 MANCHESTER RD. ANN ARBOR, MI 48104 734-780-4827

Petitioner

C. JANE WILKERSON, PERSONAL REPRESENTATIVE 8892 DAWSON COUNTRY LANE GRASS LAKE, MI 49240 734-475-1564

(8-3, 8-10 & 8-17-25 FNV)

(7-27, 8-3, 8-10 & 8-17-25 FNV)

'Serving the Local Communities''

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on September 10, 2025. 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): Jeffrey Robert Gontarski and Annette Gontarski, 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): United Wholesale Mortgage, LLC

Date of Mortgage: September 28, 2021

Date of Mortgage Recording: October 14, 2021 Amount claimed due on date of notice: \$317,286.98 Description of the mortgaged premises: Situated in

Township of Genoa, Livingston County, Michigan, and described as: Lot 27, except the East 4 feet, and all of Lot 28, Round Lake Subdivision, as recorded in Liber 1 of Plats, Page 27, Livingston County Records.

Common street address (if any): 4401 Filbert Dr, Brighton, MI 48116-7704

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: August 10, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515

1568610 (08-10)(08-31)

(8-10, 8-17, 8-24 & 8-31-25 FNV)

SYNOPSIS FROM THE DRAFT MEETING MINUTES OF THE **COHOCTAH TOWNSHIP** AND CONWAY TOWNSHIP SPECIAL JOINT BOARD **MEETING HELD ON JUNE 11TH, 2025 AT CONWAY TOWNSHIP HALL**

The meeting was called to order at 5pm by supervisor M. Brown with the Pledge of Allegiance.

The board members present were Supervisor Mike Brown, Clerk Tara Foote, Treasurer Debbie Grubb, Trustee Sarah Porter and Trustee George **Pushies**

The Following Motions were made:

- · Motion to approve the agenda as stands. Motion carried 5-0.
- Motion to adjourn to closed session (5:03pm) to consider a written confidential legal opinion with the Townships Attorney pursuant to MCL 15.268(1)(h) which is exempt under state or Federal Law. Motion carried 5-0.
- Motion to reconvene from closed session at 6:11pm. Motion carried 4-0.
- Motion to adjourn made by M. Brown. Second by G. Pushies. Motion carried 4-0. Meeting adjourned at 6:18pm.

Tara Foote, Clerk Conway Township 517-223-0358 (8-10-25 FNV)

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on September 10, 2025. 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): Shuan Wang, a married

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

Foreclosing Assignee (if any): Freedom Mortgage Corporation

Date of Mortgage: August 10, 2012

Date of Mortgage Recording: August 23, 2012

Amount claimed due on date of notice: \$45,488.51

Description of the mortgaged premises: Situated in Township of Genoa, Livingston County, Michigan, and described as: Unit 123, Building 11 of Hampton Ridge Condominium, according to the Master Deed recorded in Liber 3044, Page 153, First Amendment to Master Deed recorded in Liber 3081, page 993, Second Amendment to Master Deed in Liber 3708, Page 4 and Third Amendment to Master Deed recorded in Liber 3986, Page 518 Livingston County Records and designated as Livingston County Condominium Subdivision Plan No. 224, together with rights in general common elements and limited common elements, as set forth in the above Master Deed and any amendment thereto and as described in Act 59 of the Public Acts of 1978, as amended

Common street address (if any): 4046 Kirkway Ct, Howell, MI 48843-5507

The redemption period shall be 1 year from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a.

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

This notice is from a debt collector. Date of notice: August 10, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515

1568546 (08-10)(08-31)

(8-10, 8-17, 8-24 & 8-31-25 FNV)

STATE OF MICHIGAN **PROBATE COURT COUNTY OF LIVINGSTON**

PUBLICATION OF NOTICE OF HEARING

CASE NO. and JUDGE 2025-23588-TV Judge: Miriam Cavanaugh

In the matter of HELEN R. WHEELER TRUST DATED SEPTEMBER 6, 2018

TO ALL INTERESTED PERSONS including:

Frank G. Keys, Teri R. Mickenvicus, Brian J. Sollars, Jaci Stienhauer, Kirk E. Materie, Amy N. Torczon, Sara E. Butcher, Courtney L. Melvin

whose addresses are unknown and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: A hearing will be held on WEDNESDAY, AUGUST 27, 2025 at 1:30 P.M. at 204 S. Highlander Way, Howell, MI 48843 before Judge MIRIAM CAVANA-UGH P-61875 for the following purpose:

TO APPOINT SUCCESSOR TRUSTEE AND ACCEPT RESIGNATION OF CURRENT SUCCESSOR TRUSTEE

Date: 7/16/2025

Petitioner name: JUDY WHEELER 395 SHAGBARK WAY HARLEM, GA 30814 734-674-7631

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on September 3, 2025. 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): Keith A Cliette, a married

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

Foreclosing Assignee (if any): Lake Michigan Credit

Date of Mortgage: August 18, 2023

Date of Mortgage Recording: August 23, 2023 Amount claimed due on date of notice: \$317,997.75

Description of the mortgaged premises: Situated in City of Brighton, Livingston County, Michigan, and described as: Lot 66 of FAIRWAY TRAILS SUBDIVISION NO. 2, according to the recorded Plat thereof, as recorded in Liber 19 of Plats, Pages 46 and 47, Livingston County

Common street address (if any): 713 Oak Ridge Dr, Brighton, MI 48116-1747

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: August 3, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515

1568073 (08-03)(08-24)

(8-3, 8-10, 8-17 & 8-24-25 FNV)

STATE OF MICHIGAN PROBATE COURT LIVINGSTON COUNTY

NOTICE TO CREDITORS **Decedent's Estate**

CASE NO. and JUDGE 25-23463-DE Hon. Miriam A. Cavanaugh Court address and telephone no. 204 S Highlander Way # 2, Howell, MI 48843 (517) 546-3750

Estate of Barbara Wojcik Date of Birth: 4/30/1944

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Barbara Wojcik, died 1/10/2025.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Pamela Whittaker, personal representative, or to both the probate court at 204 S Highlander Way # 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 8/1/25

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

Personal Representative: Pamela Whittaker 600 Ravineside Lane S. Howell, MI 48843

(8-10-25 FNV)

(8-10-25 FNV)



www.fowlervillenewsandviews.com fowlervillenews@gmail.com

'Serving the Local Communities'

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on August 27, 2025. 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): Steven Lynn Pollard, single

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: May 26, 2022

Date of Mortgage Recording: June 3, 2022

Amount claimed due on date of notice: \$427,456.89

Description of the mortgaged premises: Situated in Township of Tyrone, Livingston County, Michigan, and described as: Lot 11, Brookshire Farms, according to the plat thereof, as recorded in Liber 14 of Plats, Page 39 and 40, Livingston County Records.

Common street address (if any): 11312 White Lake Rd, Fenton, MI 48430-2426

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

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

This notice is from a debt collector. Date of notice: July 27, 2025 Trott Law. P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515

1567439 (07-27)(08-17)

(7-27, 8-3, 8-10 & 8-17-25 FNV)

STATE OF MICHIGAN **PROBATE COURT LIVINGSTON COUNTY**

NOTICE TO CREDITORS Decedent's Estate

CASE NO. and JUDGE 2025-23581-DE Miriam Cavanaugh Court address and telephone no. 204 S. Highlander Way, Suite 2, Howell, MI 48843 (517) 546-3750

Estate of Joyce Marlene Wiggins, Deceased Date of Birth: October 17, 1933

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Joyce Marlene Wiggins, Deceased, died February 26, 2025. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Eric Wiggins, personal representative, or to both the probate court at 204 S. Highlander Way, Suite 2, Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: August 6, 2025

Attorney: The Probate Pro Darren Findling P51350 414 W. Fifth Street Royal Oak, MI 48067 (248) 399-3300

Personal Representative: Eric Wiggins 7600 Layton Rd. Fowlerville, MI 48836 (517) 375-5164

FORECLOSURE NOTICE NOTICE OF SALE

TO ALL PURCHASERS - A lien has been recorded on behalf of Lakewood Knolls Condominium Association. The lien was executed on May 2, 2025 and recorded on May 8, 2025, as Instrument 2025R-008769, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Eight Thousand Two Hundred and Ninety Seven Dollars and Seventy-Five Cents (\$8,297.75).

Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, at the main entrance of the Judicial Center located in Howell, Michigan (that being the place of holding the Circuit Court for said County), on Wednesday, August 27, 2025, at 10:00am, 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 Diane Lewis, and is situated in the Township of Genoa, County of Livingston, State of Michigan, and is legally described as follows: Unit 10, Building 3, of Lakewood Knolls Condominium, a Condominium according to the Superseding Consolidating Master Deed recorded in Liber 3994, Page 0910 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 141. Sidwell No. 11-04-101-010

Commonly known as: 4402 Willow View 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: July 10, 2025 Lakewood Knolls Condominium Association c/o Makower Abbate Guerra Wegner Vollmer PLLC John L. Finkelmann 23201 Jefferson Avenue St. Clair Shores, MI 48080

586 218 6805 (07-20)(08-17)

(7-20, 7-27, 8-3, 8-10 & 8-17-25 FNV)

STATE OF MICHIGAN WAYNE COUNTY

NOTICE TO CREDITORS

RE: Barbara Ann Wojcik Trust dated December 16, 2019, as amended Barbara Ann Woicik

Date of birth: April 30, 1944

NOTICE TO CREDITORS:

Grantor, Barbara Ann Wojcik, died January 10, 2025. Creditors of the decedent are notified that all claims against decedent and/or the above-titled Trust will be forever barred unless presented to Successor Trustee. Pamela Whittaker, c/o Attorney Scott D. Kappler, 621 S. Main Street, Plymouth, MI 48170 within four (4) months after the date of publication of this notice.

Dated: August 1, 2025

Scott D. Kappler (P41750) 621 S. Main Street Plymouth, Michigan 48170 734-354-8600

(8-10-25 FNV)

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on August 20, 2025. 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): Harvey E Barnett, a mar-

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

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

Date of Mortgage: June 24, 2004

Date of Mortgage Recording: July 8, 2004

Amount claimed due on date of notice: \$182,854.23 Description of the mortgaged premises: Situated in Township of Cohoctah, Livingston County, Michigan, and described as: Parcel 1: Part of the West 1/2 of the Southeast 1/4 of Section 20, Town 4 North, Range 4 East, Cohoctah Township, Livingston County, Michigan, described as follows: Commencing at the South 1/4 corner of Section 20; thence North 01 degrees 42 minutes 36 seconds West 333.01 feet along the North-South 1/4 line of said Section as monumented; thence North 88 degrees 24 minutes 45 seconds East 654.09 feet to the point of beginning of the parcel to be described; thence North 01 degrees 46 minutes 00 seconds West 666.34 feet; thence North 88 degrees 26 minutes 49 seconds East 655.00 feet; thence South 01 degrees 46 minutes 00 seconds East 665.95 feet along the East line of the West 1/2 of the Southeast 1/4 of said Section and the centerline of Schrepfer Road; thence South 88 degrees 24 minutes 45 seconds West 655.00 feet to the point of beginning. Subject to a 66 foot wide private easement for ingress, egress and public utilities, having a centerline described as follows: Commencing at the South 1/4 corner of said Section 20; thence North 01 degrees 42 minutes 36 seconds West 333.01 feet along the North-South 1/4 line of said Section as monumented; thence North 88 degrees 24 minutes 45 seconds East 1309.09 feet; thence North 01 degrees 46 minutes 00 seconds West 412.58 feet along the East line of the West 1/2 of the Southeast 1/4 of said Section and the centerline of Schrepfer road to the point of beginning; thence South 88 degrees 26 minutes 49 seconds West 33.00 feet; thence 56.82 feet along the arc of a 50.00 foot radius circular curve to the right through a central angle of 65 degrees 06 minutes 46 seconds and having a chord bearing North 58 degrees 59 minutes 48 seconds West 53.81 feet; thence North 26 degrees 26 minutes 25 seconds West 163.12 feet; thence 85.23 feet along the arc of a 75.00 foot radius circular curve to the left through a central angle of 65 degrees 06 minutes 46 seconds and having a chord bearing North 58 degrees 59 minutes 48 seconds West 80.72 feet; thence South 88 degrees 26 minutes 49 seconds West 440.78 feet to the point of

Common street address (if any): 8245 Schrepfer Rd,

The redemption period shall be 6 months from the date

of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).

If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

This notice is from a debt collector. Date of notice: July 20, 2025 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515

1566671 (07-20)(08-10)

(7-20, 7-27, 8-3 & 8-10-25 FNV)

(8-10-25 FNV)



www.fowlervillenewsandviews.com fowlervillenews@gmail.com

"Serving the Local Communities"

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, August 20, 2025. 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 Kevin Wagg and Karen Wagg, husband and wife to Aames Home Loan, Mortgagee, dated August 26, 2005, and recorded on September 20, 2005, in Liber 4920, Page 0830, Livingston County Records, said mortgage was assigned to U.S. Bank National Association, as Trustee for Home Equity Mortgage Trust Series 2006-1 Home Equity Pass-Through Certificates, Series 2006-1 by Default Judgment Ordering Assignment of Mortgage dated June 05, 2025 and recorded June 18, 2025 by Document Number: 2025R-011654, on which mortgage there is claimed to be due at the date hereof the sum of Eleven Thousand Three Hundred Seventy-Six and 27/100 (\$11,376.27) including interest at the rate of 7.75000% per annum.

Said premises are situated in the Township of HAM-BURG, Livingston County, Michigan, and are described as: Unit 15, Teahen Meadows Condominium, according to the Master Deed recorded in Liber 1843, Pages 380 through 455, inclusive, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No, 60, together with rights in General Common Elements as set forth in the above Master Deed as described in Act 229 of the Public Acts of 1963, and Act 59 of the Public Acts of 1978, as amended

Commonly known as: 7596 PRAIRIE CT, BRIGHTON, MI

If the property is eventually sold at foreclosure sale, the redemption period will be 12.00 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: July 20, 2025

Randall S. Miller & Associates, P.C.

Attorneys for U.S. Bank National Association, as Trustee for Home Equity Mortgage Trust Series 2006-1 Home Equity Pass-Through Certificates, Series 2006-1

43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302,

(248) 335-9200

Hours: 9:00 a.m. - 5:00 p.m. Case No. 23MI00784-1

(07-20)(08-10)

(7-20, 7-27, 8-3 & 8-10-25 FNV)

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

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

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in LIVING-STON County, starting promptly at 10:00 am on August 27, 2025. 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): STEVEN KOLUSK AND VALERIE L. KOLUSK. Additional parties who may hold an interest in the property: 1. Lvnv Funding Llc2. Rush Lake Property Owners Association. 3. Bank Of America.

Default has been made in the conditions of a Mortgage made by STEVEN L KOLUSK AND VALERIE L. KOLUSK to MORTGAGE ELECTRONIC REGISTRATION SYS-TEMS, INC., AS MORTGAGEE, AS NOMINEE FOR COUNTYWIDE HOME LOANS, INC, original Mortgagee, dated September 24, 2004, and recorded on October 19, 2004. The Mortgage was assigned by said Mortgagee to ATHENE ANNUITY AND LIFE COMPANY as documented by an assignment, recorded on in the LIVINGSTON County Records on which Mortgage there is claimed to be due at the date hereof the sum of \$102,978.93. 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 LIV-INGSTON County, Michigan on August 27, 2025 at 10:00 am. 25-302111 - WaK

Said premises are located in the city of PINCKNEY in LIVINGSTON County, Michigan and are described as: LOT 109, VISTA-ON-THE-LAKE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3, PAGE 5, OF PLATS, LIVINGSTON COUNTY RECORDS. Property Address: 3569 RECREATION. PINCKNEY MI, 48169 Tax ID No. 4715-20-101-098

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

ATHENE ANNUITY AND LIFE COMPANY, Mortgagee/

Assignee

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Mortgagee/Assignee

13010 Morris Road, Suite 450 Alpharetta, GA 30004 Telephone: 470-321-7112

Facsimile: 404-393-1425

Service Email: MIFCLTeam@raslg.com

(07-20)(08-10)

(7-20, 7-27, 8-3 & 8-10-25 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, August 20, 2025. 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 Philip W. Hartlein, Married Gloria G. Hartlein, Married to KEYBANK, NA, Mortgagee, dated July 25, 2016, and recorded on August 15, 2016, as Document Number: 2016R-024453, Livingston County Records, on which mortgage there is claimed to be due at the date hereof the sum of Fifty Thousand Seven Hundred Seven and 59/100 (\$50,707.59) including interest at the rate of 7.25000% per annum.

Said premises are situated in the Township of Genoa, Livingston County, Michigan, and are described as: The following described premises situated in the Genoa Township, Livingston County, State of Michigan, to wit. Unit 68, of Pine Eagles, according to the Master Deed recorded in Liber 1145, Pages 455 through 501, inclusive, as amended by First Amendment thereto recorded in Liber 1169, Pages 819 through 827, inclusive, and also amended by the Second Amendment thereto recorded in Liber 1169, Pages 828 through 837, inclusive and also amended by the Third Amendment recorded in Liber 1197, Pages 109 through 119, inclusive, and further amended by Fourth Amendment recorded in Liber 1207, Pages 263 through 275, inclusive further Fifth Amendment recorded in Liber 1225, Pages 838 through 845, and further amended by Sixth Amendment recorded in Liber 1228, Pages 236 through 245, and further amended by Seventh Amendment recorded in Liber 1237, Pages 93 through 103, further amendment by Eighth Amendment recorded in Liber 1257, Pages 430 through 438, and further amended by Ninth Amendment recorded in Liber 1264, Pages 310 through 320, and further amended by Tenth Amendment recorded in Liber 1269, Pages 512 through 521, and further amended by Eleventh Amendment recorded in Liber 1281, Pages 208 through 217, and further Amended by Twelfth Amendment recorded in Liber 1289, Pages 740 through 748, and further amended by Thirteenth Amendment recorded in Liber 1303, Pages 807 through 816, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 8, together with rights in General Common Elements as set forth in the above Master Deed as described in Act 59 of the Public Acts of 1978, as amended. Commonly known as: 4542 GOLF VIEW DR, BRIGHTON, MI 48116

If the property is eventually sold at foreclosure sale, the redemption period will be 12.00 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: July 20, 2025 Randall S. Miller & Associates, P.C. Attorneys for KEYBANK, NA 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 25MI00427-1

(07-20)(08-10)

(7-20, 7-27, 8-3 & 8-10-25 FNV)



www.fowlervillenewsandviews.com fowlervillenews@gmail.com

"Serving the Local Communities"

SHORT FORECLOSURE NOTICE - LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on September 03, 2025. 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): Erin Landino, a single woman

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

Date of mortgage: April 27, 2018

Recorded on May 3, 2018, in Document No. 2018R-011858, Foreclosing Assignee (if any): Nationstar Mortgage LLC

Amount claimed to be due at the date hereof: One Hundred Fifty-Three Thousand Six Hundred Seventy-Four and 34/100 Dollars (\$153,674.34)

Mortgaged premises: Situated in Livingston County, and described as: Unit 76 of RIVER DOWNS, according to the Master Deed thereof, recorded in Liber 1992, page 158 through 220, inclusive, Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 82, and all recorded amendments thereof, if any, together with the rights in general common elements and limited common elements, as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Commonly known as 2697 Thistlewood Dr, Howell, MI 48843

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

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

Nationstar Mortgage LLC Mortgagee/Assignee Schneiderman & Sherman P.C. 23938 Research Dr, Suite 300

Farmington Hills, MI 48335 248.539.7400

1568490 (08-03)(08-24)

(8-3, 8-10, 8-17 & 8-24-25 FNV)

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

The regular meeting of the Handy Township Board scheduled for Monday, August 18, 2025, has been **rescheduled to a special meeting date of Wednesday, August 20, 2025**, at the same time of 7 p.m. in the Handy Township Board Room, 135 N. Grand Avenue, Fowlerville, (please use rear entrance of the building to the boardroom). The Public is always welcome to attend.

Laura A. Eisele, Handy Township Clerk (8-10 & 8-17-25 FNV)