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

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fowlervillenews@gmail.com

Case No. 25-33050-CH
Circuit Court Sale

In pursuance and by virtue of an Order Granting Motion for Default Judgment and for Judicial Foreclosure in the Circuit Court for the County of Livingston, State of Michigan, made and entered on August 13, 2026 in a certain cause therein pending, wherein Lakeview Loan Servicing, LLC was the Plaintiff and Hampton Ridge Condominium Association, Christine E. Shoner 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 16th of December, A.D., 2026 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 Genoa, County of Livingston, State of Michigan: Unit(s) 178 Building 16 of HAMPTON RIDGE CONDOMINIUM, according to the Master Deed recorded in Liber 3044, page 153, Livingston County Records, and any amendments thereto, 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 as described in Act 59 of the Public Acts of 1978, as amended

4711-04-303-178 c/k/a: 4336 Hampton Ridge Blvd, Howell, MI 48843

THE REDEMPTION PERIOD SHALL BE SIX (6) MONTHS FROM THE DATE OF SUCH SALE EXCEPT THAT THE UNITED STATES SHALL HAVE ONE (1) YEAR FROM THE DATE OF SALE, TO REDEEM THE PREMISES

John Whitehurst, Deputy Sheriff _/s/ Mai T. Le
Mai T. Le of Schneiderman & Sherman P.C.
Attorney for Lakeview Loan Servicing, LLC
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
1609784
(10-25)(11-29)

(10-25, 11-1, 11-8, 11-15, 11-22 & 11-29-26 FNV)

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY
Notice of Foreclosure by Advertisement.**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on November 25, 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): Patrick M. Duffy, a single man

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

Date of mortgage: April 17, 2024

Recorded on April 24, 2024, in Document No. 2024R-006981, Foreclosing Assignee (if any): loanDepot.com, LLC

Amount claimed to be due at the date hereof: Fifty-Four Thousand Seventy-Eight and 62/100 Dollars ($54,078.62)

Mortgaged premises: Situated in Livingston County, and described as: LOT 260 OF BRIGHTON COUNTRY CLUB ANNEX SUBDIVISION, BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, AS DULY LAID OUT, PLATTED AND RECORDED IN LIBER 5 OF PLATS, PAGE 26, LIVINGSTON COUNTY RECORDS.

Commonly known as 5270 Ethel St, Brighton, MI 48116

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.

loanDepot.com, LLC Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400
1609799
(10-25)(11-15)

(10-25, 11-1, 11-8 & 11-15-26 FNV)

Notice of Foreclosure by Advertisement

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 12/9/2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Names of Mortgagor(s): Luke Lorenz and Jennifer Lorenz.

Original mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Movement Mortgage LLC.

Date of mortgage: 5/10/2013. Mortgage recorded on 5/20/2013 as Document No. 2013R-020790,.

Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC.

Amount claimed to be due at the date hereof: $159,083.75

Mortgaged premises: Situated in Livingston County, and described as: LAND SITUATED IN THE TOWNSHIP OF MARION, COUNTY OF LIVINGSTON, STATE OF MI DESCRIBED AS FOLLOWS: UNIT NO. 82, SUNRIDGE, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 4055, PAGE 626, INCLUSIVE AND AMENDMENTS THERETO, LIVINGSTON COUNTY RECORDS, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 279, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Commonly known as 248 Tullamore Street, 82, Howell, MI 48843.

The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be 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.

Date of Notice: 11/08/2026.

Codilis & Moody, P.C.
15W030 North Frontage Road, Suite 100,
Burr Ridge, IL 60527
(313) 536-2500.
This law firm is a debt collector.
C&M File 23-26-00623

(11-08)(11-29)

(11-8, 11-15, 11-22 & 11-29-26 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 DECEMBER 9, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a mortgage made by David E. Gaffka and Stacey M. Gaffka, husband and wife, to U. S. Bank National Association ND, Mortgagee, dated January 25, 2007 and recorded February 1, 2007 in Instrument Number 2007R-004038 and Loan Modification recorded on August 14, 2014, in Instrument Number 2014R-022679, Livingston County Records, Michigan. There is claimed to be due at the date hereof the sum of Two Hundred Thirty-Nine Thousand Seven Hundred Forty-Four and 85/100 Dollars ($239,744.85).

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 DECEMBER 9, 2026.

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

LOTS 22 AND 23 OF CROOKED LAKE HIGHLANDS, AS RECORDED IN LIBER 1 OF PLATS, PAGES 39 AND 40, LIVINGSTON COUNTY RECORDS.

3753 Noble, Brighton, Michigan 48116

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

If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period. FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

Dated: November 8, 2026

File No. 26-010437
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(11-08)(11-29)

(11-8, 11-15, 11-22 & 11-29-26 FNV)

NOTICE TO RESDIENTS OF HANDY TOWNSHIP
HANDY TOWNSHIP REGULAR BOARD MEETING SCHEDULED FOR MONDAY, NOVEMBER 16, 2026 HAS BEEN RESCHEDULED TO A SPECIAL MEETING ON WEDNESDAY, NOVEMBER 18, 2026 At 7 P.M.

The Regular Handy Township Board normally scheduled for Monday, November 16, 2026 has been rescheduled to a Special Board meeting to be held on Wednesday, November 18, 2026. The meeting will be held in the Handy Township boardroom located at 135 N. Grand Avenue (use rear entrance to building) at 7 p.m. Regular Business will be addressed and a time for public comments will be part of the agenda as always. The public is welcome to attend.

Laura A. Eisele, Handy Township Clerk
(11-1, 11-8, & 11-15-26 FNV)

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206 E. Grand River
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Fowlerville, MI 48836

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fowlervillenews@gmail.com

TO THE RESIDENTS OF HANDY TOWNSHIP

PLEASE BE NOTIFIED THAT THE HANDY TOWNSHIP BOARD WILL HOLD A SPECIAL MEETING AND PUBLIC HEARINGS ON THURSDAY, DECEMBER 3, 2026, AT 7:00 P.M. AT THE HANDY TOWNSHIP HALL, 135 N. GRAND AVENUE, FOWLERVILLE, MICHIGAN 48836.

The purpose of the special meeting is to conduct any business that may properly come before the Township Board and to hold public hearings regarding the following proposed amendments to the Handy Township Zoning Ordinance:

- **Crematorium Ordinance Amendment.** A proposed amendment to the Zoning Ordinance to permit crematoriums as a special land use accessory to funeral homes or mortuaries in the NSC District and establish related operational standards.
- **Moratorium Ordinance Amendment.** A proposed amendment to the Zoning Ordinance authorizing the Township Board to establish temporary moratoriums on certain new, emerging, or special land uses to allow for review or amendment of the Township's Master Plan or Zoning Ordinance.

Copies of the proposed ordinance amendments may be examined at the Handy Township Hall, 135 N. Grand Avenue, Fowlerville, Michigan 48836, during regular business hours.

Written comments regarding the proposed ordinance amendments may be submitted to Laura Eisele, Handy Township Clerk, at 135 N. Grand Avenue, P.O. Box 189, Fowlerville, Michigan 48836 before 4:00 p.m. on December 2, 2026. Interested persons will have an opportunity to be heard at the public hearings.

Cathy Elliott, Secretary
Handy Township Planning Commission
135 N. Grand Ave Fowlerville, MI 48836

Individuals with disabilities requiring auxiliary aids or services who are planning to attend the hearing should notify Laura Eisele at (517) 223-3228 within a reasonable time in advance of the date of the hearing.

(11-15-26 FNV)

LEROY TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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 6:00 p.m., Wednesday, November 18th, 2026.

The purpose of the public hearing is to consider the adoption of an ordinance regulating Data Centers and Digital Mining uses in the Township.

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

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

Gina L. Whitehead
Leroy Township Clerk
(11-8 & 11-15-26 FNV)

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 27, 2026 and recorded on June 2, 2026, as Instrument 2026R-011684, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Six Thousand Four Hundred and Thirty One Dollars and Fifty- Cents ($6,431.50).

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, December 2, 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 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 Amended and Restated Superseding Consolidating Master Deed recorded in Instrument No. 2017R-007660, et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 141. Sidwell No. 47-11-04-101-010

Commonly known as: 4402 Willow View Ct, 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: October 20, 2026
Lakewood Knolls Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Casey Mattson
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(10-25)(11-22)

(10-25, 11-1, 11-8, 11-15 & 11-22-26 FNV)

LEROY TOWNSHIP PLANNING COMMISSION NOTICE OF PUBLIC HEARING

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 6:00 p.m., Wednesday, November 18th, 2026.

The purpose of the public hearing is to consider the adoption of an updated Township Master Plan.

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

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

Gina L. Whitehead
Leroy Township Clerk
(11-8 & 11-15-26 FNV)

NOTICE OF FORECLOSURE
BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on November 25, 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): Timothy S. Arrick and Mary S. Arrick, husband and wife
Original Mortgagee: Universal Mortgage Corporation
Foreclosing Assignee (if any): Onity Mortgage Corporation f/k/a PHH Mortgage Corporation, successor by merger to Ocwen Loan Servicing, LLC
Date of Mortgage: March 26, 2007
Date of Mortgage Recording: April 17, 2007
Amount claimed due on date of notice: $129,413.05
Description of the mortgaged premises: Situated in City of Howell, Livingston County, Michigan, and described as: Unit 56, of Autumn Creek Condominium, according to the Master Deed thereof, as recorded in Liber 2298, Pages 515 through 590, and any amendments thereto, Livingston County Records, and designated as Livingston County Condominium Plan No. 137, together with rights in general common elements and limited common elements, as set forth in the above Master Deed and as described in Act 59 of the Public Acts of 1978, as amended
Common street address (if any): 1317 Maple Leaf Ln, Howell, MI 48843-8379

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: October 25, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1609254
(10-25)(11-15)

(10-25, 11-1, 11-8 & 11-15-26 FNV)

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

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fowlervillenews@gmail.com

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on December 9, 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): Ryan R. Vawter, a married man, joined by Kelly Lynne Vawter, their non-titled spouse signing to waive homestead/ marital rights only
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: November 7, 2023
Date of Mortgage Recording: November 14, 2023
Amount claimed due on date of notice: $421,144.23
Description of the mortgaged premises: Situated in City of Brighton, Livingston County, Michigan, and described as: Lot 123, Oak Ridge Meadows Subdivision No. 3, according to the plat thereof as recorded in Liber 37 of Plats, Page(s) 1 through 4, Livingston County records.
Common street address (if any): 1346 Baywood Cir, Brighton, MI 48116-6776
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: November 8, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

1610800
(11-08)(11-29)

(11-8, 11-15, 11-22 & 11-29-26 FNV)

FORECLOSURE NOTICE NOTICE OF SALE

TO ALL PURCHASERS - A lien has been recorded on behalf of Jonathan's Landing Community Association. The lien was executed on April 30, 2026 and recorded on May 13, 2026, as Instrument No. 2026R-010205, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Fifteen Thousand Two Hundred Dollars and Eighty-Four Cents ($15,200.84).
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, November 25, 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 JaCette C. Hoover, and is situated in the Township of Howell, County of Livingston, State of Michigan, and is legally described as follows: Unit 73, Building 10, of Jonathan's Landing, a Condominium according to the Master Deed recorded in Liber 3972, Page 766 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 250. Sidwell No. 06-28-402-112
Commonly known as: 3352 Kneeland Circle, 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: October 9, 2026
Jonathan's Landing Community Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Sarah R. Karl
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(10-18)(11-15)

(10-18, 10-25, 11-1, 11-8 & 11-15-26 FNV)

SHORT FORECLOSURE NOTICE - LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on December 02, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
MORTGAGE: Mortgagor(s): Robert P Fields, a single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc.("MERS"), solely as nominee for lender and lender`s successors and assigns
Date of mortgage: March 17, 2020
Recorded on March 27, 2020, in Document No. 2020R-009252, Foreclosing Assignee (if any): NewRez LLC
Amount claimed to be due at the date hereof: Three Hundred Seventy-Two Thousand Two Hundred Ninety-Eight and 82/100 Dollars ($372,298.82)
Mortgaged premises: Situated in Livingston County, and described as: Lot(s) 45 of The Oaks at Beach Lake No. 2 according to the plat thereof recorded in Liber 35 of Plats, Page 42 of Livingston County Records. Commonly known as 3279 Beach Lake Dr E, Milford, MI 48380
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.
NewRez LLC Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1610487
(11-01)(11-22)

(11-1, 11-8, 11-15 & 11-22-26 FNV)

517-223-8760
206 E. Grand River
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Fowlerville, MI 48836

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www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

FORECLOSURE NOTICE
NOTICE OF SALE TO ALL PURCHASERS -

A lien has been recorded on behalf of English Gardens Condominium Association. The lien was executed on June 12, 2026 and recorded on June 25, 2026, as Instrument 2026R-013569, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Five Thousand Five Hundred and Eighty Four Dollars and Fifty- Cents ($5,584.50).
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, December 9, 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 Michael P. Nowroski, and is situated in the Township of Howell, County of Livingston, State of Michigan, and is legally described as follows: Unit 45, of English Gardens Condominium, a Condominium according to the Master Deed recorded in Liber 3485, Page 014 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 255. Sidwell No. 06-26-202-045
Commonly known as: 686 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 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: October 27, 2026
English Gardens Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
John L. Finkelmann
24001 Greater Mack Ave., Ste. A
St. Clair Shores, MI 48080
586 218 6805

(11-01)(11-29)

(11-1, 11-8, 11-15, 11-22 & 11-29-26 FNV)

SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on December 02, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
MORTGAGE: Mortgagor(s): Mary Ellen Wilmot, a married woman and James Wilmot, her husband
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender`s successors and assigns
Date of mortgage: October 13, 2021
Recorded on October 19, 2021, in Document No. 2021R-042398, Foreclosing Assignee (if any): Rocket Mortgage, LLC
Amount claimed to be due at the date hereof: One Hundred Ninety-Nine Thousand Two Hundred Seventy-Nine and 35/100 Dollars ($199,279.35)
Mortgaged premises: Situated in Livingston County, and described as: PARCEL 4-A: PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 4 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 2; THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG THE CENTERLINE OF SCHAFER ROAD, SAID CENTERLINE BEING ALSO THE NORTH LINE OF SECTION 2, 1868.70 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 88 DEGREES 48 MINUTES 30 SECONDS EAST ALONG SAID CENTERLINE AND SECTION LINE, 548.69 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 51 SECONDS WEST 809.83 FEET; THENCE NORTH 88 DEGREES 49 MINUTES 50 SECONDS WEST 550.02 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 32 SECONDS EAST 810.03 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING: PARCEL 4-A-2: A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 3 EAST, PUTNAM TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, COMMENCING AT THE N/E CORNER OF SECTION 2, T1N, R4E; THENCE NORTH 88 DEGREES 48 MINUTES 30 SECONDS WEST 225.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 37 MINUTES 53 SECONDS WEST 398.37 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 30 SECONDS WEST 218.69 FEET THENCE NORTH 00 DEGREES 37 MINUTES 53 SECONDS EAST 398.37 FEET THENCE SOUTH 88 DEGREES 48 MINUTES 30 SECONDS EAST 218.69 FEET TO THE POINT OF BEGINNING. Commonly known as 289 W Schafer Rd, Howell, MI 48843
The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. If the sale is set aside for any reason, the Purchaser at the sale will be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Rocket Mortgage, LLC Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1610492
(11-01)(11-22)

(11-1, 11-8, 11-15 & 11-22-26 FNV)

FORECLOSURE NOTICE
NOTICE OF SALE TO ALL PURCHASERS -

A lien has been recorded on behalf of Hickory Hills Condominium Association. The lien was executed on June 25, 2025 and recorded on June 27, 2025, as Instrument No. 2025R-012398, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand One Hundred and Sixty Five Dollars and Forty-Eight Cents ($3,165.48).
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, December 9, 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 Hilary Zabawski and Joseph Morphew, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 300, of Hickory Hills Condominium, a Condominium according to the Master Deed recorded in Liber 1908, Page 151 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 71. Sidwell No. 07-30-101-300
Commonly known as: 1888 Hickory Hills Blvd., 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 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: October 22, 2026
Hickory Hills Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Sarah R. Karl
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(11-01)(11-29)

(11-1, 11-8, 11-15, 11-22 & 11-29-26 FNV)

STATE OF MICHIGAN
COUNTY OF LIVINGSTON

NOTICE TO CREDITORS

TO ALL CREDITORS:
The Grantor, Margaret A. Adams, whose address was 833 East Grand River Avenue, Apartment 58, Brighton, Michigan 48116-2416, died October 9, 2026. There is no personal representative of the Grantor's estate to whom Letters of Authority have been issued.
Creditors of the decedent are notified that all claims against the Margaret A. Adams Agreement of Trust dated October 14, 1991, as amended and restated, will be forever barred unless presented to Michael John Adams c/o Diane Slinger, Esq.,Taft Stettinius & Hollister LLP, 27777 Franklin Road, Suite 2500, Southfield, Michigan 48034, within four (4) months after the date of publication.
Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it.

Date: November 6, 2026

Attorney:
Taft Stettinius & Hollister LLP
Diane Slinger P35693
27777 Franklin Road, Suite 2500
Southfield, MI 48034
(248) 351-3000

Successor Trustee:
Michael John Adams
c/o 27777 Franklin Road, Suite 2500
Southfield, Michigan 48034

(11-15-26 FNV)

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

Fowlerville NEWS & VIEWS

"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 December 2, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
MORTGAGE: Mortgagor(s): Brandon Mahoney, single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Polaris Home Funding Corp, its successors and assigns Lakeview Loan Servicing, LLC
Date of mortgage: May 29, 2015
Recorded on June 15, 2015, Instrument Num 2015R-018397
Foreclosing Assignee: Lakeview Loan Servicing, LLC.
Amount claimed to be due on the date hereof: One Hundred Eighteen Thousand One Hundred Twenty and 74/100 ($118,120.74)
Mortgaged premises: Situated in the Township of Iosco, Livingston County. Michigan to-wit: PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 3 EAST, IOSCO TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SECTION 6 AND CENTERLINE OF KANE ROAD (66 FOOT WIDE), NORTH 03 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 200.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 6 AND CENTERLINE OF KANE ROAD, NORTH 03 DEGREES 05 MINUTES 02 SECONDS WEST, A DISTANCE OF 150.06 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 580.80 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 02 SECONDS EAST, A DISTANCE OF 150.06 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 580.80 FEET TO THE POINT OF BEGINNING. Commonly known as 236 N. Kane Road, Webberville, MI 48892
The redemption period shall be 6 months from the date of such sale, unless abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the property is sold at foreclosure sale under Chapter 32 of Act 236 of 1961 pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee disclosures can be found at: https://www.fincen.gov/rre and https://www.fincen.gov/rre-faqs.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
ALAW
5404 Cypress Center Drive, Suite 300,
Tampa, FL 33609
(813) 221-4743
26-014663

(11-01)(11-22)

(11-1, 11-8, 11-15 & 11-22-26 FNV)

SHORT FORECLOSURE NOTICE - LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on December 16, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
MORTGAGE: Mortgagor(s): Nicholas Arthur Stinar, married man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for lender and lender`s successors and assigns
Date of mortgage: December 8, 2021
Recorded on December 14, 2021, in Document No. 2021R-049665, Foreclosing Assignee (if any): Rocket Mortgage, LLC
Amount claimed to be due at the date hereof: Eighty-Nine Thousand Three Hundred Sixty-Three and 32/100 Dollars ($89,363.32)
Mortgaged premises: Situated in Livingston County, and described as: Lot 4 of BENJAMIN`S ADDITION TO THE VILLAGE OF FOWLERVILLE, according to the plat thereof recorded in Liber 54 of Deeds, page(s) 336 and 337 of Livingston County Records. Commonly known as 512 E Grand River Ave, Fowlerville, MI 48836
The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Rocket Mortgage, LLC
Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1611795
(11-15)(12-06)

(11-15, 11-22, 11-29 & 12-6-26 FNV)

SHORT FORECLOSURE NOTICE - LIVINGSTON COUNTY

Notice of Foreclosure by Advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on December 02, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
MORTGAGE: Mortgagor(s): Collin P. Moe and Shealynn N. Moe, 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: May 15, 2021 Recorded on May 20, 2021, in Document No. 2021R-022398, Foreclosing Assignee (if any): Rocket Mortgage, LLC
Amount claimed to be due at the date hereof: One Hundred Seventy-Seven Thousand Two Hundred Nineteen and 03/100 Dollars ($177,219.03)
Mortgaged premises: Situated in Livingston County, and described as: PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION; THENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS EAST 1360.70 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 (AS MONUMENTED); THENCE SOUTH 01 DEGREE 16 MINUTES 40 SECONDS EAST 492.00 FEET; THENCE CONTINUING SOUTH 01 DEGREE 16 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF HACKER ROAD, 163.75 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 30 SECONDS WEST 306.00 FEET (RECORDED AS 300.00 FEET) TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 48 MINUTES 30 SECONDS WEST 477.85 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 50 SECONDS WEST 163.51 FEET; THENCE DUE EAST 99.99 FEET; THENCE NORTH 01 DEGREE 16 MINUTES 40 SECONDS WEST 27.60 FEET; THENCE DUE EAST 325.00 FEET; THENCE SOUTH 01 DEGREE 16 MINUTES 40 SECONDS EAST 30.00 FEET; THENCE DUE EAST 52.00 FEET; THENCE SOUTH 01 DEGREES 17 MINUTES 11 SECONDS EAST 163.73 FEET (RECORDED AS SOUTH 00 DEGREES 59 MINUTES 50 SECONDS WEST 163.75) TO THE POINT OF BEGINNING. Commonly known as 7728 Price Dr, 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.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Rocket Mortgage, LLC Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1610483
(11-01)(11-22)

(11-1, 11-8, 11-15 & 11-22-26 FNV)

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

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www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

NOTICE OF FORECLOSURE BY ADVERTISEMENT

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 12/16/2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Names of Mortgagor(s): Gemini Agaloos and Joanna C. Agaloos a/k/a Jonna Canja Agaloos.
Original mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for United Wholesale Mortgage, LLC.
Date of mortgage: 2/14/2025.
Mortgage recorded on 2/21/2025 as Document No. 2025R-003161.
Foreclosing Assignee (if any): Lakeview Loan Servicing, LLC.
Amount claimed to be due at the date hereof: $470,843.90
Mortgaged premises: Situated in Livingston County, and described as: LAND IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS: PARCEL 1. PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 86 DEGREES 58 MINUTES 17 SECONDS EAST 313.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS EAST 612.35 FEET; THENCE NORTHWESTERLY ON AN ARC RIGHT, HAVING A LENGTH OF 22.37 FEET, A RADIUS OF 230.00 FEET. A CENTRAL ANGLE OF 05 DEGREES 34 MINUTES 25 SECONDS AND A CHORD WHICH BEARS NORTH 51 DEGREES 00 MINUTES 57 SECONDS WEST 22.36 FEET; THENCE ON AN ARC LEFT, HAVING A LENGTH OF 157.56 FEET, A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 14 MINUTES 57 SECONDS AND A CHORD WHICH BEARS NORTH 67 DEGREES 51 MINUTES 06 SECONDS WEST 154.49 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 35 SECONDS WEST 150.00 FEET TO THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF DORR ROAD; THENCE NORTH 00 DEGREES 18 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE 550.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND INCLUDING THE USE OF A 66 FOOT WIDE ROAD EASEMENT AND 75 FOOT RADIUS CUL-DE-SAC FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 18 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION AND THE CENTERLINE OF DORR ROAD, 550.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE SOUTH 87 DEGREES 28 MINUTES 35 SECONDS EAST 150.00 FEET; THENCE ON AN ARC RIGHT, HAVING A LENGTH OF 157.56 FEET, A RADIUS OF 230.00 FEET; A CENTRAL ANGLE OF 39 DEGREES 14 MINUTES 57 SECONDS AND CHORD WHICH BEARS 67 DEGREES 51 MINUTES 06 SECONDS EAST 154.49 FEET; THENCE ON AN ARC LEFT HAVING A LENGTH OF 157.56 FEET, A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 39 DEGREES 14 MINUTES 57 SECONDS AND A CHORD WHICH BEARS SOUTH 67 DEGREES 51 MINUTES 06 SECONDS EAST 154.49 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 35 SECONDS EAST 212.16 FEET TO THE POINT OF ENDING OF SAID EASEMENT, SAID POINT ALSO BEING THE CENTER OF A 75 RADIUS CUL-DE-SAC. Commonly known as 6027 Pine Oaks Trail, Brighton, MI 48116.
The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be 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.
Date of Notice: 11/15/2026.
Codilis & Moody, P.C.
15W030 North Frontage Road, Suite 100,
Burr Ridge, IL 60527
(313) 536-2500.
This law firm is a debt collector.
C&M File 23-26-00548

(11-15)(12-06)

(11-15, 11-22, 11-29 & 12-6-26 FNV)

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF LIVINGSTON

PUBLICATION OF NOTICE OF HEARING

FILE NO.
2025-0000023353-CA

In the matter of Jeffery Dunivant
TO ALL INTERESTED PERSONS including:
All unknown heirs/interested parties 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 November 25th, 2026 at 1:30 p.m. at 204 S. Highlander Way Ste 2, Howell, MI 48843 before Judge Cavanaugh P61875 for the following purpose:

Appoint: Guardian Care Inc.

As: Legal Conservator

Of: Jeffery Dunivant

Date: 11/05/2026

Attorney:
Titus G. Donnell P87307
33 N 3rd St., Suite 300
Columbus, OH 43215
614-420-4966

Petitioner Name:
Regency at Whitmore Lake
8633 Main St
Whitmore Lake, MI 48189
614-420-4966

(11-15-26 FNV)

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF LIVINGSTON

PUBLICATION OF NOTICE OF HEARING

FILE NO.
2025-0000023352-GL

In the matter of Jeffery Dunivant
TO ALL INTERESTED PERSONS including:
All unknown heirs/interested parties 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 November 25th, 2026 at 1:30 p.m. at 204 S. Highlander Way Ste 2, Howell, MI 48843 before Judge Cavanaugh P61875 for the following purpose:

Appoint: Guardian Care Inc.

As: Full Guardian

Of: Jeffery Dunivant

Date: 11/05/2026

Attorney:
Titus G. Donnell P87307
33 N 3rd St., Suite 300
Columbus, OH 43215
614-420-4966

Petitioner Name:
Regency at Whitmore Lake
8633 Main St
Whitmore Lake, MI 48189
614-420-4966

(11-15-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.
ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to return of the bid amount tendered at sale, plus interest.
NOTICE OF FORECLOSURE BY ADVERTISEMENT: Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA236, 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 13, 2027. 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 SALE: Default has been made in the conditions of a mortgage made by Daniel J Hastings, the Mortgagor(s), and Mortgage Electronic Registration Systems Inc., as nominee for Pacific Union Financial, LLC, the Original Mortgagee, dated November 1, 2016, and recorded on November 3, 2026, as Instrument No. 2016R-034000, in Livingston County Records, Michigan, and last assigned to Lakeview Loan Servicing, LLC, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated February 17, 2025, and recorded on February 18, 2025, as Instrument No. 2025R-002761, in Livingston County Records, Michigan, on which mortgage there is claimed to be due and owing as of the date of this Notice, the sum of One Hundred Seventy-Three Thousand Seven Hundred Sixty and 75/100 U.S. Dollars ($173,760.75).
Said premise is situated at 10770 Chase Lake Rd, Fowlerville, MI 48836, in the Township of Conway, Livingston County, Michigan, and is described as: THE LAND SITUATED IN THE TOWNSHIP OF CONWAY, COUNTY OF LIVINGSTON, STATE OF MI, IS DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWN 4 NORTH, RANGE 3 EAST, TOWNSHIP OF CONWAY, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION WHICH IS EAST 977.85 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE CONTINUING ALONG SAID SOUTH SECTION LINE, EAST 158.45 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 45 SECONDS WEST 330.53 FEET; THENCE WEST 155.88 FEET; THENCE SOUTH 00 DEGREES 56 MINUTES 00 SECONDS EAST 330.48 FEET TO THE POINT OF BEGINNING.
The redemption period shall be six (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. Pursuant to Chapter 32 of the Revised Judicature Act of 1961, if the property is sold at foreclosure sale the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder under MCLA 600.3278 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.
Dated: 11/03/2026
For More Information, please call:
Quintairos, Prieto, Wood & Boyer, P.A.
Attorneys for Servicer
255 South Orange Avenue, Suite 900
Orlando, Florida 32801
(855) 287-0240
Matter No. MI-012858-26

(11-15)(12-06)

(11-15, 11-22, 11-29 & 12-6-26 FNV)