

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT.**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following lien will be foreclosed by a sale of the lien 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 o'clock in the AM local time, on the 11th day of October A.D. 2023.

The amount due on the lien may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the 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.

A notice of lien was executed on September 19, 2022 and recorded on behalf of Hometown Village of Marion Association, lienholder, on September 22, 2022 at 2022R-025354, Pages 1 - 2, in the office of the Register of Deeds for Livingston County, MI, with said lien securing six thousand five hundred sixty-four and 00/100 cents (\$6,564.00) as of the date of this notice. The property described herein is owned by Jennipher Kettlewell.

No suit or proceeding at law or in equity has been instituted to recover the debt secured by the lien or any portion thereof. By virtue of the power of sale contained in the Master Deed recorded at Liber 2812, Pages 215 - 304 of the Register of Deeds for Livingston County, MI and statutes of the State of Michigan, in such case made and provided, notice is hereby given that the lien will be foreclosed by a sale at public auction to pay the amount secured by the lien, including all costs, charges, expenses, including attorney fees, allowed by law, and also any sums which may be paid by the undersigned, necessary to protect its interest in the premises. If the Association or Sheriff cancels or rescinds the sale for any reason, the purchaser's sole remedy shall be the refund of the bid amount, plus interest. 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 aforementioned 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 owner will be held responsible to the person who buys the property at the foreclosure sale or to the lienholder for damaging the property during the redemption period.

The property to be sold is all of a certain piece or parcel of real property situated in the City of Howell, Livingston County, MI, and legally described as follows: Unit No. 109, Hometown Village of Marion, a Condominium according to the Master Deed recorded in Liber 2812, Page 215, inclusive and amendments thereto, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 198, 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: 186 Penobscot Dr Howell, MI 48843 Tax ID No. 10-11-202-109

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 representative for the party foreclosing the lien at the telephone number stated in this notice.

Dated: August 29, 2023
Hometown Village of Marion Association c/o ADAC
P.O. BOX 806044
St. Clair Shores, MI 48080-6044
P: (586) 294-2322 or (866) 608-2322
File No.: HVM-A14714A14061D186

(09-10)(10-01)
(9-10, 9-17, 9-24 & 10-1-23 FNV)

FORECLOSURE NOTICE (ALL COUNTIES)

AS A DEBT COLLECTOR, WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

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 01, 2023. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default having been made in the terms and conditions of a certain mortgage made by John F. Spencer and Melinda K. Spencer of Livingston County, Michigan, Mortgagor to Fifth Third Bank (Eastern Michigan) dated the Twentieth day of February, 2003, and recorded in the office of the Register of Deeds, for the County of Livingston and State of Michigan, on the Twenty-Fifth day of March, 2003, Liber 3824, Page 0937, of the Livingston County Records on which mortgage there is claimed to be due, at the date of this notice, for principal of \$50,027.98 plus accrued interest at 8.50000% percent per annum.

Which said premises are described as follows: All that certain piece or parcel of land situated in the Township of Genoa, in the County of Livingston and State of Michigan and described as follows to wit: Part of the Northwest 1/4 of Section 21, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as beginning at the Northwest corner of said Section 21; thence North 88 degrees 41 minutes 42 seconds East (North 88 degrees 40 minutes 40 seconds East recorded) along the centerline of Crooked Lake Road (66 foot wide right of way) and the North line of said Section, 662.17 feet; thence due South 600.00 feet; thence South 88 degrees 40 minutes 40 seconds West recorded) 454.17 feet; thence due North 417.00 feet; thence South 88 degrees 41 minutes 42 seconds, West 209.00 feet to the centerline of Wixom Road (66 foot wide right of way) and West line of said Section; thence due North, along said centerline and West line, 183 feet to the Point of Beginning. Commonly known as: 4030 Crooked Lake Road, Howell, MI 48843 Tax ID: 4711-21-100-032

If the property is sold at a foreclosure sale the borrower, pursuant to MCLA 600.3278 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. The redemption period shall be six 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.

Dated: October 1, 2023
By: Benjamin N. Hoen #P-81415
Weltman, Weinberg & Reis Co., L.P.A.
965 Keynote Circle
Cleveland, OH 44131-1829
Telephone: 216-739-5100
Fax: 216-363-4034
Email: bhoen@weltman.com
WWR#: 23-000803-1 WWR # 23-000803-1

(10-01)(10-22)
(10-1, 10-8, 10-15 & 10-22-23 FNV)

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on OCTOBER 25, 2023. 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 Kelly M. Hughes and Thomas D. Hughes, wife and husband, to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lenders successors and/or assigns, Mortgagee, dated November 8, 2006 and recorded December 26, 2006 in Instrument Number 2006R-032794 Livingston County Records, Michigan. Said mortgage is now held by CitiMortgage, Inc., by assignment. There is claimed to be due at the date hereof the sum of Thirty-Four Thousand Five Hundred Ninety and 98/100 Dollars (\$34,590.98).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on OCTOBER 25, 2023.

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

PARCEL G-1:A PART OF THE SOUTHWEST 1/4 OF THE SECTION 21, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 07 MINUTES 17 SECONDS EAST ALONG THE NORTH-SOUTH 1/4 LINE 1301.35 FEET; THENCE CONTINUING ALONG SAID 1/4 LINE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS EAST 1376.27 FEET TO THE CENTER OF SAID SECTION; THENCE SOUTH 00 DEGREES 40 MINUTES 22 SECONDS WEST ALONG SAID 1/4 LINE, 978.04 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 52 SECONDS WEST 323.76 FEET (PREVIOUSLY RECORDED AS 324.45 FEET); THENCE NORTH 30 DEGREES 01 MINUTES 45 SECONDS WEST (PREVIOUSLY RECORDED AS NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST) 490.00 FEET TO THE CENTER OF A 70 FOOT RADIUS CUL-DE-SAC AND POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE SOUTH 05 DEGREES 24 MINUTES 29 SECONDS WEST 70.00 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 11 SECONDS EAST 705.94 FEET; THENCE SOUTH 88 DEGREES 48 MINUTES 11 SECONDS WEST 407.27 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 51 SECONDS WEST 308.85 FEET; THENCE NORTH 40 DEGREES 44 MINUTES 57 SECONDS EAST 627.35 FEET TO THE POINT OF BEGINNING. EASEMENT PARCEL: A NON-EXCLUSIVE 66.0 FOOT EASEMENT FOR INGRESS AND EGRESS, THE CENTERLINE OF WHICH IS DESCRIBED AS BEGINNING AT THE NORTH CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT ALSO BEING THE CENTER OF A 70.0 FOOT RADIUS CUL-DE-SAC; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST 250.00 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 53 SECONDS WEST 1315.00 FEET; THENCE NORTH 30 DEGREES 45 MINUTES 57 SECONDS EAST 331.39 FEET; THENCE NORTH 16 DEGREES 36 MINUTES 27 SECONDS EAST 292.99 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 42 SECONDS EAST 1131.56 FEET TO THE CENTERLINE OF CROOKED LAKE ROAD.

3592 Hillandale, Howell, Michigan 48843
The redemption period shall be 12 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

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

Dated: September 24, 2023
File No. 23-008772
Firm Name: Orlans PC
Firm Address: 1650 West Big Beaver Road,
Troy MI 48084
Firm Phone Number: (248) 502.1400
(09-24)(10-15)

(9-24, 10-1, 10-8 & 10-15-23 FNV)

**MARION TOWNSHIP
NOTICE OF
PUBLIC ACCURACY TEST**

Notice is hereby given that the Public Accuracy Test for the November 7, 2023 School Election will be held on **Wednesday, October 11, 2023 at 11:00 a.m.** at the Marion Township Hall, located at 2877 W. Coon Lake Road, Howell, MI 48843. The Public Accuracy Test is conducted to demonstrate that the program and computer that will be used to tabulate the results of the election counts the votes in the manner prescribed by law.

Tammy L. Beal, MMC
Township Clerk
(10-1-23 FNV)

CEMETERY CLEAN-UP

After October 1st, the township lawncare company will be doing fall cleanup in all the township owned cemeteries.

Any items left on or around the graves will be disposed of. If there are items that family members want to preserve, please remove them prior to that date.

Elizabeth Whitt
Conway Township Clerk
(9-24 & 10-1-23 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 1, 2023. 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): Kimberly M. Smith and Scott D. Smith wife and husband

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

Foreclosing Assignee (if any): MTGLQ Investors, L.P.

Date of Mortgage: May 23, 2014

Date of Mortgage Recording: May 30, 2014

Amount claimed due on date of notice: \$263,604.75

Description of the mortgaged premises: Situated in Township of Hartland, Livingston County, Michigan, and described as: Unit 85, Cobblestone Preserve Site Condominium, According To The Master Deed Recorded In Liber 2823, Page(S) 320, Livingston County Records, And Any Amendments Thereto, And Designated As Livingston County Condominium Subdivision Plan No. 201, Together With Rights In General Common Elements And Limited Common Elements, As Set Forth In The Above Master Deed, And Any Amendments Thereto, And As Described In Act 59 Of The Public Acts Of 1978, As Amended.

Common street address (if any): 1517 Woodhurst Ct, Howell, MI 48843-6313

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 1, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1510288

(10-01)(10-22)

(10-1, 10-8, 10-15 & 10-22-23 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT.**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on October 25, 2023. 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 Callanan and Erika Callanan, 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: August 6, 2014

Recorded on August 19, 2014, in Document No. 2014R-023234, Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Amount claimed to be due at the date hereof: Two Hundred Forty-Three Thousand Eight Hundred Seventy-One and 19/100 Dollars (\$243,871.19)

Mortgaged premises: Situated in Livingston County, and described as: UNIT 100, OF HILLSBOROUGH ESTATES, A CONDOMINIUM ACCORDING TO THE MASTER DEED THEREOF RECORDED IN LIBER 3144, PAGE(S) 41, LIVINGSTON COUNTY RECORDS, AND DESIGNATED AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 236, AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS SET FORTH IN SAID MASTER DEED, AND ANY AMENDMENTS THERETO, LAST AMENDED BY AMENDMENT RECORDED IN INSTRUMENT NO. 2006R-007013 AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED. Commonly known as 396 Lenox Ln, Brighton, MI 48114

The redemption period will be 6 months 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 f/k/a Quicken Loans Inc. Mortgagee/Assignee
Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335 248.539.7400

1510121

(09-24)(10-15)

(9-24, 10-1, 10-8 & 10-15-23 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on October 25, 2023. 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 J. McCarthy and Lindsey McCarthy, 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): Freedom Mortgage Corporation

Date of Mortgage: May 30, 2017

Date of Mortgage Recording: May 31, 2017

Amount claimed due on date of notice: \$143,312.94

Description of the mortgaged premises: Situated in Township of Green Oak, Livingston County, Michigan, and described as: Lot 403 of Island Lake Colony Subdivision Annex, except the Northerly 5 feet of the Westerly 40 feet of Lot 403, according to the plat thereof, recorded in Liber 1 of Plats, pages 65 through 67, inclusive, Livingston County Records.

Common street address (if any): 6548 Lowell Dr, Brighton, MI 48116-9532

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

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

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

This notice is from a debt collector.

Date of notice: September 24, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1509516

(09-24)(10-15)

(9-24, 10-1, 10-8 & 10-15-23)

PUBLIC NOTICE:
GREENWOOD CEMETERY
FALL CLEAN UP

As a reminder the Annual Fall Clean-Up begins October 9th, 2023, weather permitting.

Families are responsible and encouraged to remove all items, including items they wish to keep, prior to the scheduled clean-up. This will enable the blowing of leaves and cleanup of debris.

All Items left, including, and not limited to lawn ornaments will be removed beginning 7:00 AM on Monday, October 9, 2023. Items removed (shepherds hooks, solar lights, knick-knacks) may be retrieved for up to two (2) weeks after the clean-up. Flowers and artificial flowers will be disposed of at this time. Unclaimed items will be disposed of after October 23rd, 2023. Please contact the Village Offices to schedule retrieval appointments.

Items, including decorations/lawn ornaments, grave blankets, and wreaths, may be placed on the graves starting Monday, November 20, 2023. Such items will be left untouched until Spring Clean Up 2024.

Thank you for your continued efforts and patience during this maintenance and beautification of Greenwood Cemetery. The support of families who observe the cemetery rules is greatly appreciated.

Kathryn Rajala-Gutzki, CMMC, MiPMC
Village Clerk/Manager
(9-24 & 10-1-23 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

The Mortgage described below is in default: Mortgage made by Susan Campbell, a single woman, as Mortgagor, to Bank of Ann Arbor, a Michigan corporation, as Mortgagee, dated June 8, 2022, and recorded June 21, 2022, in Document Number 2022R-017523, with the Livingston County Register of Deeds (the “Mortgage”). The balance owing on the Mortgage is \$63,689.81 at the time of this Notice. The Mortgage contains a power of sale and no suit or proceeding at law or in equity has been instituted to recover the debt secured by the Mortgage, or any part of the Mortgage.

Take notice that on Wednesday, November 1, 2023 at 10:00 a.m., local time, or any adjourned date thereafter, the Mortgage will be foreclosed by sale at public auction to the highest bidder at public venue at the place of holding the Circuit Court within Livingston County. The Mortgagee will apply the sale proceeds to the debt secured by the Mortgage as stated above (which includes all costs and expenses paid by the Mortgagee to collect the debt and to protect its interest in the property, all as provided in the Mortgage), plus interest on the amount due at a variable rate per annum and any amount subsequently paid by the Mortgagee to protect its interest in the property.

The property to be sold at foreclosure is all of the real estate located in the Township of Cohoctah, County of Livingston, State of Michigan, more particularly described as follows: A part of the Southwest 1/4 of Section 14, Town 4 North, Range 4 East, Cohoctah Township, Livingston County, Michigan, more particularly described as: Beginning at the South 1/4 corner of Section 14; thence along the South line of said Section 14 South 88 degrees 20 minutes 53 seconds West 2591.00 feet to the West line and Southwest corner of said Section 14; thence along said West line North 02 degrees 44 minutes 33 seconds West 1439.55 feet; thence North 88 degrees 13 minutes 51 seconds East 1440.00 feet; thence North 02 degrees 44 minutes 33 seconds West 1210.17 feet to the East-West 1/4 line of said Section 14 and center line of Gannon Road (66 foot wide public right of way); thence along said East-West 1/4 line and center line of Gannon Road North 88 degrees 13 minutes 51 seconds East 1166.23 feet to the Center of Section of Section 14 and center line of Oak Grove Road (66 foot wide public right of way); thence South 02 degrees 24 minutes 42 seconds East 1293.30 feet along the North-South 1/4 line and center line of Oak Grove Road; thence South 88 degrees 20 minutes 53 seconds West 1347.28 feet; thence South 02 degrees 34 minutes 27 seconds East 1295.56 feet; thence North 88 degrees 20 minutes 53 seconds East 1343.55 feet to said North-South 1/4 line and center line of Oak Grove Road; thence along said North-South 1/4 line and center line of Oak Grove Road South 02 degrees 24 minutes 42 seconds East 66.01 feet to South 1/4 corner of said Section 14 and the point of beginning. Commonly known as: 1633 Gannon Rd., Howell, MI 48855 Tax Identification No.: 4702-14-300-008

The redemption period shall be six (6) months from the date of sale pursuant to MCL 600.3240(8), unless determined abandoned in accordance with MCL 600.3241(a), in which case the redemption period shall be 30 days from the date of sale. Pursuant to MCL 600.3278, the Mortgagor 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.

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 a.m. on Wednesday, November 1, 2023. 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.

Bank of Ann Arbor, Mortgagee
Plunkett Cooney By: Marc P. Jerabek
Attorneys for Mortgagee
38505 Woodward Avenue, Suite 100
Bloomfield Hills, Michigan 48304
mjerabek@plunkettcooney.com
(248) 594-5747
(09/24/2023 to 10/22/2023)
Dated: September 24, 2023

(09-24)(10-22)
(9-24, 10-1, 10-8, 10-15 & 10-22-23 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on October 25, 2023. 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): RONALD J PEZZONI AND GEORGIANN PEZZONI, HUSBAND AND WIFE.
Original Mortgagee: Washington Mutual Bank, FA
Foreclosing Assignee (if any): JPMorgan Chase Bank, National Association

Date of Mortgage: December 19, 2003

Date of Mortgage Recording: January 9, 2004

Amount claimed due on date of notice: \$225,204.43

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: Unit(s) 154, of FAIRWAYS OF WHISPERING PINES CONDOMINIUM, a Condominium according to the Master Deed thereof recorded in Liber 2441, page 704, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 154, and any amendments thereto, together with an undivided interest in the common elements of said condominium as set forth in said Master Deed, and any amendments thereto, last amended by amendment recorded in Liber 3076, page 111 and as described in Act 59 of the Public Acts of Michigan of 1978, as amended.

Common street address (if any): 9993 Tioga Trl, Pinckney, MI 48169-8170

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

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

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

This notice is from a debt collector.

Date of notice: September 17, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1509148

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT.**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in LIVINGSTON County, starting promptly at 10:00 AM, on October 18, 2023. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

MORTGAGE INFORMATION: Default has been made in the conditions of a certain mortgage made by Elizabeth Jobe and Jay Smela, wife and husband, whose address is 4101 Nicholson Road, Fowlerville, MI 48836, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, being a mortgage dated September 25, 2020, and recorded on September 30, 2020 with Document Number 2020R-034297, Livingston County Records, State of Michigan and assigned through mesne assignments by said mortgagee to NewRez LLC d/b/a Shellpoint Mortgage Servicing, as assignee as documented by an assignment dated August 29, 2023 and recorded on September 1, 2023 and given document number 2023R-016397 in Livingston County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of FOUR HUNDRED TWENTY THOUSAND SEVEN HUNDRED SEVENTY-TWO AND 85/100 DOLLARS (\$420,772.85).

Said premises are situated in the Township of Handy, County of Livingston, State of Michigan, and are described as: Part of the Southeast 1/4 of Section 8, Town 3 North, Range 3 East, Handy Township, Livingston County, Michigan, more particularly described by Darrell Hughes, Michigan Registered Land Surveyor No. 19834, as beginning at a point on the East line of said Section 8 and the centerline of Nicholson Road, said point being distant South 00 degrees 02 minutes 15 seconds East 2333.51 feet along the East line of Section 8 and the centerline of Nicholson Road, from the East 1/4 corner of Section 8; proceeding thence from said point of beginning, South 00 degrees 02 minutes 15 seconds East 33.01 feet along the East line of Section 8 and the centerline of Nicholson Road; thence North 88 degrees 22 minutes 00 seconds West 280.00 feet; thence South 00 degrees 02 minutes 15 seconds East 304.07 feet; thence North 88 degrees 21 minutes 00 seconds West 548.23 feet along the Northerly right of way line of the CSX Transportation Railroad; thence North 00 degrees 04 minutes 28 seconds East 704.96 feet; thence South 88 degrees 21 minutes 00 seconds East 546.86 feet; thence South 00 degrees 02 minutes 15 seconds East 367.92 feet; thence South 88 degrees 21 minutes 00 seconds East 280.00 feet to the point of beginning. Street Address: 4101 Nicholson Road, Fowlerville, MI 48836

The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCLA § 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. ATTENTION HOMEOWNER: IF YOU ARE A MILITARY SERVICE MEMBER ON ACTIVE DUTY, IF YOUR PERIOD OF ACTIVE DUTY HAS CONCLUDED LESS THAN 90 DAYS AGO, OR IF YOU HAVE BEEN ORDERED TO ACTIVE DUTY, PLEASE CONTACT THE ATTORNEY FOR THE PARTY FORECLOSING THE MORTGAGE AT THE TELEPHONE NUMBER STATED IN THIS NOTICE.

Dated: September 17, 2023

For more information, please contact the attorney for the party foreclosing: Kenneth J. Johnson, Johnson, Blumberg, & Associates, LLC, 5955 West Main Street, Suite 18, Kalamazoo, MI 49009.

Telephone: (312) 541-9710.

File No.: MI 23 5187

(09-17)(10-08)

(9-17, 9-24, 10-1, 10-8-23 FNV)

**VILLAGE OF WEBBERVILLE
NOTICE OF PUBLIC HEARING**

Residents of the Village of Webberville please take notice that a public hearing will be held before the Webberville Village Council Tuesday, October 24, 2023 at 6:00pm. In the Village Hall, located at 115 S. Main St., Webberville. The purpose of this hearing is to consider comments regarding the resolution approving Webberville Downtown Development Authority 2023 Development Plan and Tax Increment Financing Plan Amendment.

A copy of the Tax Increment Financing Plan Amendment, and either of the Village of Webberville Ordinances are available for review at the Webberville Village Office during normal business hours, via pickup, or by email.

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

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

Jessica Kuch
Village Clerk/Treasurer
(10-1-2023 FNV)

MORTGAGE FORECLOSURE NOTICE

Notice of foreclosure by advertisement. Notice is given under Section 3212 of the Revised Judicature Act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 A.M., on October 25, 2023.

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

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

Angela Conklin, married woman, ("Mortgagor"), gave a mortgage to Community Financial Credit Union, ("Mortgagee"), dated January 8, 2021, and recorded on January 21, 2021, in Instrument No. 2021R-003076, Livingston County Records, Michigan. On the date of this notice, there is claimed to be due the principal of Five Hundred Thirty-Eight Thousand Seven Hundred Forty-Three and 66/100 Dollars (\$538,743.66) plus accrued interest at 2.75% per annum. Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at the place of holding in the circuit court within Livingston County, Michigan @ 10:00 A.M. on Wednesday, October 25, 2023.

Said premises are situated in the Township of Genoa, Livingston County, Michigan, and are described as: Unit 16, Copperleaf Condominium, according to the Master Deed recorded in Liber 3974, Page 677, Livingston County Records and amendments thereto, if any, and designated as Livingston County Condominium Subdivision Plan No. 274, together with rights in general common elements and limited common elements as set forth in the above Master Deed and as described in Act 229 of the Public Acts of 1963, as amended, and/or in Act 59 of the Public Acts of 1978, as amended. Commonly: 5641 Ciderberry Drive Brighton, MI 48116—Tax Id #4711-34-402-016

The redemption period shall be six months from the date of such sale unless determined abandoned in accordance with MCLA 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If the property is sold at a foreclosure sale, under Section 600.3278 of the Michigan Compiled Laws, the Mortgagor will be held responsible to the person who buys the property at the mortgage foreclosure or to the mortgage holder for damaging the property during the redemption period.

Dated: September 17, 2023

Community Financial Credit Union, Mortgagee
Holzman Law, PLLC

By: Charles J. Holzman Attorney for Mortgagee
28366 Franklin Road
Southfield, Michigan 48034
(248)352-4340

(09-17)(10-15)

(9-17, 9-24, 10-1, 10-8 & 10-15-23 FNV)

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the Circuit Court in Livingston County, starting promptly at 10:00 AM, on October 18, 2023. 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): Michael J. Libtow, Jr., an Unamrried Man Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Ross Mortgage Corporation, its successors and assigns Foreclosing Assignee (if any): Planet Home Lending, LLC

Date of Mortgage: August 21, 2019

Date of Mortgage Recording: August 30, 2019

Amount claimed due on mortgage on the date of notice: \$198,009.77

Description of the mortgaged premises: Situated in the Township of Iosco, Livingston County, Michigan, and are described as: Commencing at the East quarter corner of Section 20, Town 2 North, Range 3 East, thence North 88 degrees 28 minutes 10 seconds West 1,320.19 feet; thence South 00 degrees 13 minutes 45 seconds West 2,657.65 feet; thence South 88 degrees 32 minutes 03 seconds East 6.80 feet to the center line of Bradley Road, thence North 00 degrees 05 minutes 00 seconds West 531.31 feet to the point of beginning; thence North 88 degrees 32 minutes 03 seconds West 1,295.70 feet; thence North 00 degrees 46 minutes 41 seconds East 360.12 feet; thence South 88 degrees 48 minutes 54 seconds East 1,291.19 feet; thence South 00 degrees 05 minutes 00 seconds West 366.53 feet to the point of beginning. Commonly Known as: 3900 Bradley Rd., Webberville, MI 48892

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: 09/17/2023

Potestivo & Associates, P.C.

251 Diversion Street, Rochester, MI 48307

248-853-4400

317836

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 FNV)

NOTICE OF FORECLOSURE BY ADVERTISEMENT

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on October 25, 2023. 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): Garrett J. Gailitis and Katie J. Gailitis, 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): Lakeview Loan Servicing, LLC

Date of Mortgage: August 10, 2012

Date of Mortgage Recording: August 21, 2012

Amount claimed due on date of notice: \$109,840.40

Description of the mortgaged premises: Situated in Township of Putnam, Livingston County, Michigan, and described as: Lot 38, Village Edge, filed in Plat Liber 33, Page 16.

Common street address (if any): 729 Cricket Xing, Pinckney, MI 48169-8019

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

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

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

This notice is from a debt collector.

Date of notice: September 17, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1509402

(09-17)(10-08)

(9-17, 9-24, 10-1, 10-8-23 FNV)

NOTICE

The Village Council adopted the American Water Works Association Meter Multiplier Table below for metered customers. This will be effective for the 3rd quarter of 2023 Utility Billing.

Village of Fowlerville-Metered Rate

\$80.00 Water-(min) per quarter (up to 15,000 gallons)

\$6.30 per 1,000 gallons

\$118.00 Sewer-(min) per quarter (up to 15,000 gallons)

\$10.40 per 1,000 gallons

\$25.00 Water-Ready to Serve*

\$15.00 Sewer-Ready to Serve*

\$238.00 Minimum Quarterly Charge:
(Based on a 5/8" Meter)

\$20.00 Compost Fee

AWWA Meter Multiplier Table

Meter Size	Multiplier	RTS Per
5/8"	1	\$40.00
3/4"	1.5	\$60.00
1"	2.5	\$100.00
1 1/2"	5	\$200.00
2"	8	\$320.00
3"	15	\$600.00
4"	25	\$1,000.00
6"	50	\$2,000.00
8" and Larger	80	\$3,200.00

*"Ready to Serve (RTS)" is based on meter size calculated using the AWWA Meter Multiplier Table.

Resolution 23-26 September 18, 2023

(10-1-23 FNV)

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

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM on OCTOBER 25, 2023. 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 John Huizar, to Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., Mortgagee, dated October 5, 2018 and recorded October 12, 2018 in Instrument Number 2018R-027492 Livingston County Records, Michigan. Said mortgage is now held by CALIBER HOME LOANS, INC., by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Thirty-Seven Thousand Two Hundred Nine and 37/100 Dollars (\$237,209.37).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue at the place of holding the circuit court within Livingston County, Michigan at 10:00 AM on OCTOBER 25, 2023.

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

Beginning at the West 1/4 corner of Section 14 Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan; thence North 00 degrees 32 minutes 22 seconds East 1312.72 feet along the West line of said Section to the Northerly line of a parcel as shown by Boss Engineering (Ref: Job No. 1930 of 11-11-1971); thence South 88 degrees 23 minutes 49 seconds East 27.68 feet along said Northerly line to a found 1/2 inch rod used previously as the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said section; thence South 01 degree 44 minutes 52 seconds West 1312.50 feet along the Easterly line of said Parcel as shown on Boss Survey Job No. 1930 and previously used as the West line of said Section to the Place of Beginning. Being a part of the South 1/2 of the Northwest 1/4 of Section 14, Town 2 North, Range 4 East, Marion Township, Livingston County, Michigan. Also: A Part of the Southeast 1/4 of the Northeast 1/4 of Section 15, described as follows: Beginning at the East 1/4 corner of said Section 15; thence South 89 degrees 58 minutes 22 seconds West, 200.00 feet; North 00 degrees 08 minutes 50 seconds East 1310.11 feet; thence Due East 200.00 feet along the centerline of Sexton Road; thence South 00 degrees 8 minutes 50 seconds West, 1310.01 feet to the point of beginning.

1471 Sexton Rd, Howell, Michigan 48843

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

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

Dated: September 24, 2023

File No. 23-009772

Firm Name: Orlans PC

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

Firm Phone Number: (248) 502.1400

(09-24)(10-15)

(9-24, 10-1, 10-8 & 10-15-23 FNV)

NOTICE OF CONDOMINIUM ASSOCIATION LIEN FORECLOSURE SALE

WHEREAS, default has been made in the terms and conditions of the Master Deed of Jonathan's Landing Community Association dated May 9, 2002

Jonathan's Landing II- May 22, 2003, signed on May 9, 2002, and recorded on May 17, 2002 in Liber 3398 Page 830 et seq., inclusive, Livingston County, Michigan, Register of Deeds, and any amendments thereto, and designated as Livingston County Condominium Subdivision Plan No. 250 the "Master Deed". Said default under the Master Deed has resulted in the recordation of a "Notice of Lien for Non-Payment of Condominium Assessments Pursuant to Act 59, Public Acts of the State of Michigan, 1978, As Amended" by Jonathan's Landing Community Association, said Notice of Lien being dated May 12, 2023, signed on May 12, 2023, and recorded on May 15, 2023, as Instrument Number 2023R-008892, Livingston County, Michigan, Register of Deeds (the "Lien") on which Lien there is claimed to be due, as of the date hereon, the sum of THREE THOUSAND ONE HUNDRED FORTY SEVEN DOLLARS AND XX/100 (\$3,147.00), exclusive of any costs, interest, fines, attorney fees, and future assessments, which are also secured by this Lien.

Under the power of sale contained in the Michigan Condominium Act of 1978, MCL 559.208(2), and Article II, Section 2.5 of the Condominium Bylaws, attached as part of said Master Deed, please take notice as follows: Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Lien will be foreclosed by a sale of the lien 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 AM, on November 15, 2023. The amount due on the Lien may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the premises. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Said premises are located in the Township of Howell, County of Livingston, State of Michigan, and more particularly described as: Owner(s) of Record: Craig Smith Property Address: 3362 Kneeland Circle, Howell, MI 48843 Parcel ID No. 47 06-28-402-116

Attention homeowner (or condominium co-owner): If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Lien at the telephone number stated in this Notice. The redemption period shall be six (6) months from the date of such sale pursuant to MCL 559.208(2) unless the property is determined abandoned, then, in that event, the redemption period shall be one (1) month from the date of such sale pursuant to MCL 559.208(2), after which Craig Smith and all persons claiming through or under him shall be forever barred from all equity of redemption. Pursuant to MCL 600.3278, if the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, the owner, Craig Smith, will be held responsible to the person who buys the property at the foreclosure sale or to Jonathan's Landing Community Association for damaging the property during the redemption period.

Dated: September 27, 2023

By: Jonathan's Landing Community Association, a Michigan Nonprofit Corporation

For any inquiries, please contact the attorney for the party foreclosing the Lien set forth below:

Melissa Francis, Esq. Hirzel Law, PLC 37085

Grand River Avenue, Suite 200

Farmington, Michigan 48335

Phone: (248) 478-1800

Hirzel Law, PLC

File No. 15728

(10-01)(10-29)

(10-1, 10-8, 10-15, 10-22 & 10-29-23 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 1, 2023. 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): Andrew Ingles, a married man

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

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

Date of Mortgage: June 12, 2020

Date of Mortgage Recording: June 17, 2020

Amount claimed due on date of notice: \$160,605.69

Description of the mortgaged premises: Situated in Township of Green Oak, Livingston County, Michigan, and described as: Lot 51, of "Willmor Subdivision No. 1", according to the Plat thereof recorded in Liber 8 of Plats, Page(s) 46, Livingston County Records.

Common street address (if any): 9233 Lee Rd, Brighton, MI 48116-2105

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 1, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1510376

(10-01)(10-22)

(10-1, 10-8, 10-15 & 10-22-23 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on October 18, 2023. 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): June Kennedy AKA June E Kennedy-Byrne and Richard Byrne, wife and Husband
Original Mortgagee: Saxon Mortgage, INC. D/B/A Saxon Home Mortgage

Foreclosing Assignee (if any): Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-1 Mortgage Loan Asset Backed Certificates, Series 2007-1

Date of Mortgage: November 22, 2006

Date of Mortgage Recording: December 1, 2006

Amount claimed due on date of notice: \$42,483.37

Description of the mortgaged premises: Situated in Township of Green Oak, Livingston County, Michigan, and described as: PARCEL 1: Part of the Northeast 1/4 of Section 23, Town 1 North, Range 6 East, Michigan, described as: Commencing at the Northeast corner of said Section 23; thence South 00 degrees 14 minutes 09 seconds West along the centerline of Peer Road, said centerline also being the East line of Section 23; 747.62 feet, (previously described as 747.19 feet), to the Point of Beginning of the parcel to be described; thence continuing South 00 degrees 14 minutes 09 seconds West along said centerline and East line, 232.81 feet; thence North 89 degrees 43 minutes 57 seconds West, previously described as North 89 degrees 38 minutes 15 seconds West), 187.25 feet; thence North 00 degrees 14 minutes 09 seconds East 232.81 feet; thence South 89 degrees 43 minutes 57 seconds East, (previously described as South 89 degrees 38 minutes 15 seconds East), 187.25 feet to the point of beginning.

Subject to and including the use of a 30 foot wide Private Road Easement for ingress, egress and public utilities as described below.

30 FOOT WIDE PRIVATE DRIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES:

Part of the Northeast 1/4 of Section 23, Town 1 North, Range 6 East, Michigan, described as: Commencing at the Northeast corner of said Section 23; thence South 00 degrees 14 minutes 09 seconds West along the centerline of Peer Road, said centerline also being the East line of Section 23; 950.43 feet to the point of Beginning of the Easement to be described thence continuing South 00 degrees 14 minutes 09 seconds West along said centerline and East line, 30.00 feet; thence North 89 degrees 43 minutes 57 seconds West, (previously described as North 89 degrees 38 minutes 15 seconds West), 748.49 feet; thence North 00 degrees 14 minutes 09 seconds East, 30.00 feet; thence South 89 degrees 43 minutes 57 seconds East, 748.49 feet to the Point of Beginning.

Common street address (if any): 12983 Noling Woods Dr, South Lyon, MI 48178-8100

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

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

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

This notice is from a debt collector.

Date of notice: September 17, 2023

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1509016

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT.**

Notice is given under section 3212 of the revised judiciary act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on November 15, 2023. 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): Eirik J. Kauserud Sr. and Rebecca Kauserud, 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: December 20, 2016

Recorded on January 4, 2017, in Document No. 2017R-000334, Foreclosing Assignee (if any): Towne Mortgage Company

Amount claimed to be due at the date hereof: Fifty-Two Thousand Seven Hundred Thirty-Four and 98/100 Dollars (\$52,734.98)

Mortgaged premises: Situated in Livingston County, and described as: Lot(s) 6, Block 6, Range 7 of Original Plat of the Village of Pinckney according to the plat thereof recorded in Liber 2 of Deeds, Page 64 of Livingston County Records. Commonly known as 321 Putnam St, Pinckney, MI 48169

The redemption period will be 6 months 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.

Towne Mortgage Company Mortgagee/Assignee

Schneiderman & Sherman P.C.

23938 Research Dr, Suite 300

Farmington Hills, MI 48335

248.539.7400

1510777

(10-01)(10-22)

(10-1, 10-8, 10-15 & 10-22-23 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 judiciary act of 1961, 1961 A 236, MCL §600.3212, that the following condominium lien will be foreclosed by a sale of the 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 November 1, 2023. The amount due on the condominium lien may be greater on the day of the sale. Placing the highest bid 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.

Northridge Meadows Homeowners Association claims a statutory condominium lien against the condominium unit(s) described below. Notice of the condominium lien was dated March 28, 2023, and recorded, in Liber 2023R-005191, Page 3/30, Livingston County Records. The owner(s) of record are Julie L. Loukas. There is claimed to be due on the statutory condominium lien the sum of \$3263 in assessments, not including late charges, interest at the rate provided in the condominium documents, costs of foreclosure, and attorney fees pursuant to MCL §559.208(2). The premises are located in the City of Brighton, Livingston County, Michigan, and are described as Unit(s) 46, Northridge Meadows Condominium, according to the Master Deed thereof as recorded in Liber 2683, Page 72, Livingston County Records, designated as Livingston County Condominium Subdivision Plan No. 186. Commonly known as 1463 Darnel Drive.

Pursuant to MCLA §559.208(2), the redemption period shall be six (6) months from the date of such sale; unless the property is determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 1 month from the date of the sale; or unless the redemption period is terminated earlier pursuant to MCL §600.3238. If the property is sold at a foreclosure sale, the co-owner may be held responsible to the person who buys the property at the foreclosure sale or to Northridge Meadows Homeowners Association for damaging the property during the redemption period.

Dated: September 25, 2023

Northridge Meadows Homeowners Association

Steve Sowell P38149 Attorney for Northridge Meadows Homeowners Association

Suite 301 2 Crocker Blvd. Mt. Clemens, MI 48043

586-465-9529

steve@sowell-law.com

File No. 20230078

This office is a debt collector. Any information obtained

will be used to collect a debt or any part thereof.

(10-01)(10-22)

(10-1, 10-8, 10-15, 10-22-23 FNV)

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



www.fowlervillenewsandviews.com
fowlervillenews@gmail.com

"Serving the Local Communities"

NOTICE OF 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 November 15, 2023.

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 Kenneth Berry and Margaret Berry, the Mortgagor(s), and First Franklin Financial Corporation, the original Mortgagee, dated October 29, 2004, and recorded on November 5, 2004, in Liber 4627, on Page 622, in Livingston County Records, Michigan, and last assigned to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to Lasalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-FF1, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated August 23, 2023, and recorded on August 31, 2023, as Instrument No. 2023R-016279, 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 Two Hundred Eighteen Thousand Seven Hundred Forty Six and 56/100 U.S. Dollars (\$218,746.56). Said premise is situated at 2656 Canfield Trail, Brighton, Michigan 48114, in the Township of Genoa, Livingston County, Michigan, and is described as: LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS: LOT(S) 32 OF GRANDBEACH SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 11 OF PLATS, PAGE(S) 17 OF LIVINGSTON COUNTY RECORDS.

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: 09/06/2023
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-003339-23

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 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, October 18, 2023. 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 Gerald Tilles and Catherine Tilles, husband and wife to Wells Fargo Bank N.A., Mortgagee, dated February 15, 2006, and recorded on March 3, 2006, in Liber 5047, Page 990, Livingston County Records, said mortgage was assigned to J.P. Morgan Mortgage Acquisition Trust 2006-WF1, U.S. Bank National Association, as Trustee by an Assignment of Mortgage dated August 29, 2013 and recorded September 06, 2013 by Document Number: 2013R-035104, on which mortgage there is claimed to be due at the date hereof the sum of Three Hundred Fifty-Eight Thousand Three Hundred One and 30/100 (\$358,301.30) including interest at the rate of 5.50000% per annum.

Said premises are situated in the Township of GENOA, Livingston County, Michigan, and are described as: The Land Referred To In This Commitment Is Located In The Township Of Geona, Livingston County, State Of Michigan And is Described As Follows: Lot 10, Walnut Hills Subdivision, According To The Plat Thereof As Recorded In Plat Liber 27, Pages 29 Through 32, Livingston County, Records Commonly known as: 5010 WALNUT HILLS DR, GENOA, MI 48116

If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

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

Dated: September 17, 2023
Randall S. Miller & Associates, P.C.
Attorneys for J.P. Morgan Mortgage Acquisition Trust 2006-WF1, U.S. Bank National Association, as Trustee
43252 Woodward Avenue, Suite 180,
Bloomfield Hills, MI 48302,
(248) 335-9200
Hours: 9:00 a.m. - 5:00 p.m.
Case No. 23MI00518-1

(09-17)(10-08)

(9-17, 9-24, 10-1 & 10-8-23 FNV)

STATE OF MICHIGAN JUDICIAL DISTRICT 44TH JUDICIAL CIRCUIT COUNTY PROBATE

ORDER FOR SERVICE BY PUBLICATION/POSTING AND NOTICE OF ACTION

CASE NO. AND JUDGE
23-31947-CH Judge Geddis P-35307
Court address and telephone no.
204 S. Highlander Way Ste. 5,
Howell, Michigan 48843-2073
(517) 546-9816

Plaintiff name(s), address(es), and telephone no(s)
Lakeview Loan Servicing, LLC

Plaintiff's attorney, bar no., address, and telephone no.
Trott Law P.C.

By: Aaron F. Bayliss (P78234)
31440 Northwestern Hwy., Ste. 145
Farmington Hills, MI 48834
248.579.8704 T#391421L06

v

Defendent name(s), address(es), and telephone no(s).
Unknown Heirs, Devisees or Assignees of Robert McMacken

TO: Unknown Heirs, Devisees or Assignees of Robert McMacken

IT IS ORDERED:

1. You are being sued in this court by the plaintiff to quiet title as to property located at 11669 Patterson Lake Dr., Pinckney, MI 48169. You must file your answer or take other action permitted by law in this court at the court address above on or before 28 days after the date of last publication. If you fail to do so, a default judgment may be entered against you for the relief demanded in the complaint filed in this court.
2. A copy of this order shall be published once each week in a newspaper that publishes in Livingston County for three consecutive weeks, and proof of publication shall be filed in this court.
3. Plaintiff shall post a copy of this order in the courthouse, and at tacking at house for three continuous weeks, and shall file proof of posting in this court.

Date: 8/25/23

Judge: L. S. Geddis P35307
1508993

(9-17, 9-24 & 10-1-23 FNV)

STATE OF MICHIGAN PROBATE COURT LIVINGSTON COUNTY NOTICE TO CREDITORS

Decedent's Estate

CASE NO. and JUDGE
2023-22066-DE

Miriam A. Cavanaugh

Court address and Court telephone no.

204 S. Highlander Way, Ste. 2, Howell, MI 48843
(517) 546-3750

Estate of James Bernardino Gioia, Sr.

Date of Birth:* April 22, 1941

TO ALL CREDITORS: **

NOTICE TO CREDITORS: The decedent, James Bernardino Gioia, Sr., died January 17, 2023.

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

Date: September 25, 2023

ATTORNEY:

Chiara Mattieson P64390
Couzens, Lansky, Fealk, Ellis, Roeder & Lazar, P.C.
39395 W. 12 Mile Rd., Ste. 200
Farmington Hills, MI 48331
(248) 489-8600

PERSONAL REPRESENTATIVE:

Kathryn Katzman
39395 W. 12 Mile Rd., Ste. 200
Farmington Hills, MI 48331
(248) 489-8600

(10-1-23 FNV)

**CONWAY TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

**NOTICE OF TEXT AMENDMENT TO
ZONING ORDINANCE**

The Conway Township Board of Trustees, at its September 19, 2023, meeting has amended the Conway Township Zoning Ordinance as follows:

Section 1. Addition of Section 13.10 (W) to Township Zoning Ordinance. New Section 13.10(W) is added to the Township Zoning Ordinance and reads as follows:

W. Special Event/Wedding Structures and Venues.

1. Intent and Purpose. This special land use is for the conversion of existing farm structures or construction of new structures of a farm, rustic or similar style, and the use of surrounding grounds for organized meeting and/or reception space as a gathering place for weddings, parties, and corporate events.

2. Site Requirements and Performance Standards. All special event/wedding structures, venues, and surrounding grounds shall be subject to the following requirements and standards:

- a. All approved special land uses for special wedding structures, venues, and surrounding grounds are subject to an annual review by the Zoning Administrator for compliance purposes as stated in Section 13.06 (D.).
- b. The minimum parcel size shall be twenty (20) acres.
- c. A five hundred (500) foot open buffer shall be provided on all sides of the property not abutting a public roadway. Special event activities are not permitted within this buffer area. Where possible, agricultural crops shall remain or be grown in the buffer area, or suitable landscaping shall be installed, to maintain the rural/agricultural character of the site.
- d. A landscape buffer meeting the requirements of Article 6 shall be installed along all property boundaries abutting a residentially zoned district or residential use. The Planning Commission may request additional landscaping to provide further screening/buffer from lights or noise.
- e. Parcels shall have unobstructed frontage and provide direct ingress and egress to a solid surface public road.
- f. All ingress/egress shall be designed in such a manner to minimize traffic hazards associated with entering and exiting the public roadway and meet the requirements and standards of Article 16.
- g. Access drives on private easements are not permitted.
- h. Event parking area design shall meet the requirements and standards of Article 15.
- i. Parking is not permitted within the designated front yard, required buffer area, public or private right of way, or within any other setback areas required by this Ordinance.
- j. Barrier-free parking spaces and pathway shall be a solid surface and meet ADA requirements.
- k. Lighting shall be the minimum necessary to provide for site safety and comply with ordinance standards. Lighting shall be directed away from all adjacent properties.
- l. Structures shall meet Fire Code standards and shall be inspected by the Fowlerville Area Fire Department and Livingston County Building Department prior to issuance of a Certificate of Occupancy.
- m. Amplified music and dancing are permitted only within the event structure as part of the special use permit. Township noise ordinance shall be observed and complied with.
- n. No portable restroom facilities shall be permitted. A permanent restroom facility plan must be approved by the Livingston County Health Department.
- o. The sale and consumption of alcohol beverages on the premises are subject to all applicable local and state licensing requirements.
- p. Tents are permitted only for outdoor wedding ceremonies.
- q. Applicants for a special use permit under this subsection shall, in addition to any other

special use and site plan application requirements, provide the following information at the time of application:

- 1. Ownership of the property.
- 2. A site plan for the entire parcel, including proposed ingress/egress, parking areas, and capacity and otherwise consistent with Article 14.
- 3. Proposed hours/days of operation.
- 4. The size of the event facility and guest capacity, including a floor plan of the structure and other areas/structures to be utilized. Applicant must provide a copy of Certificate of Occupancy for any structures included in the event.
- 5. The anticipated number of events per year.
- 6. The maximum number of attendees per event, which shall not exceed the capacity of all utilized structures.
- 7. Number of full- and part-time employees.
- 8. Provision of restroom facilities.
- 9. Location of refuse receptacles and method of disposal.
- 10. Proposed signage.
- 11. Use of music at the facility, including types of sound amplification.
- 12. Identification of any temporary structures or tents to be used in association with events.
- 13. Evidence of insurance coverage.
- 14. Any other documentation required by the Zoning Administrator.

Section 2. Add references to Special Event/Wedding Structures and Venues as special uses in all appropriate districts in Township Zoning Ordinance. New subsections are added to the Township Zoning Ordinance and read as follows:

Section 7.03 Special Uses (A)22. Special Event/Wedding Structures and Venues. (See Section 13.10).

Section 8.03 Special Uses (A)13. Special Event/Wedding Structures and Venues. (See Section 13.10).

Section 10.03 Special Uses (A)11. Special Event/Wedding Structures and Venues. (See Section 13.10).

Section 11.03 Special Approval (B)10. Special Event/Wedding Structures and Venues. (See Section 13.10).

Section 3. Addition to parking chart in Section 15.04 of the Township Zoning Ordinance. A new regulation is added to the required number of spaces parking chart in the Township Zoning Ordinance and reads as follows:

Special Event/ Wedding Structures and Venues	One (1) space per three (3) people, based on the occupancy load of the building.
----------------------------------------------------	-------------------------------------------------------------------------------------------

Section 4. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 5. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6. Effective Date. This Ordinance shall take effect seven (7) days after publication of a notice of adoption as provided by law.

The complete text of the Conway Township Zoning Ordinance, as amended, may be examined at the Township Hall, 8015 N. Fowlerville, Fowlerville, MI 48836, during regular Township business hours, which are 9-3 Tuesdays and Wednesdays, or on the Township’s website, www.conwaytownship.com.

Elizabeth Whitt, Clerk
Conway Township
8015 N. Fowlerville Road
Fowlerville, MI 48836
517-223-0358
(10-1-23 FNV)

**From unapproved Minutes
of the September 19, 2023
Conway Township
Regular Board Meeting
7:00 pm**

Regular meeting Synopsis
Supervisor W Grubb called the meeting to order at 7:00 p.m. with the pledge of allegiance to the American flag.

Present: Clerk Elizabeth Whitt, Supervisor William Grubb, Treasurer Debra Grubb, Trustee George Pushies, Trustee Amy Crampton-Atherton.

The following Motions and Resolutions were made:

- 1. Consent Agenda approved.
- 2. Motion to approve the Board Meeting Agenda with amendments. Motion approved.
- 3. Motion to appoint Mike Stock to the planning commission Motion passed.
- 4. Motion to end Mike Stock’s term this year. Motion failed.
- 5. Motion to appoint Mike Brown to the planning commission. Motion passed.
- 6. Motion to adjust the planning commission secretary’s wage. Motion passed.
- 7. Motion to postpone oath of office and disciplinary issues to next board meeting. Motion passed.
- 8. Motion to postpone new planner to next board meeting. Motion passed.
- 9. Motion to hire D&R Cleaning Solutions to clean the hall. Motion died.
- 10. Motion to have Crampton-Atherton take over all matters related to janitorial. Motion passed.
- 11. Motion to accept the new contract from Ion Electric. Motion passed.
- 12. Motion to accept the bid from Door-Pro for door repairs. Roll call. Motion passed.
- 13. Motion to adopt the resolution 230919-01 regarding ADU’s. Roll call. Motion passed.
- 14. Motion to adopt the resolution 230919-02 regarding event/wedding structures. Roll call. Motion passed.
- 15. Motion to adopt the resolution 230919-03 regarding maintaining local control over land. Roll call. Motion passed.
- 16. Motion to accept the quote from Joe Raica Excavating, Inc. Motion passed.
- 17. Motion to adopt the ordinance to amend the zoning ordinance regarding solar energy systems. Motion amended.
- 18. Motion to adopt the ordinance regarding regulating solar energy systems. Roll call. Motion passed.
- 19. Motion to go into closed session. Roll call. Motion passed at 8:24pm.
- 20. Motion to go into open session at 9-25pm. Roll call. Motion passed.
- 21. Motion to authorize the attorney to proceed with litigation as discussed. Roll call. Motion passed.
- 22. Motion to adjourn the meeting at 9:34 pm. Motion passed.

Elizabeth Whitt, Township Clerk
(10-1-23 FNV)

**CONWAY TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

NOTICE OF TEXT AMENDMENT TO ZONING ORDINANCE

The Conway Township Board of Trustees, at its September 19, 2023, meeting has amended the Conway Township Zoning Ordinance relating to solar energy systems, which is summarized as follows:

Section 1 provides for a New Article 19, Solar Energy System Overlay District (the “District”), being added to the Township Zoning Ordinance.

- Section 19.01 states the purpose and findings of the new Article.
- Section 19.02 shows the boundaries of the overlay district depicted on Map A.
- Section 19.03 states that there are no permitted uses by right other than those stated in the underlying zoning districts.
- Section 19.04. allows for Utility-Scale Solar Energy Systems as a special land use in the overlay district.

Section 2 amends Section 6.01 of the Zoning Ordinance to reference the Solar Energy System Overlay District (SES) in Article 19.

Section 3 adds 11 definitions to Article 2 of the Zoning Ordinance including Building Integrated Photovoltaics (BIVPs), Ground Mounted Solar Energy System, Maximum Tilt, Minimum Tilt, Private Solar Energy System, Roof or Building Mounted Solar Energy System, Solar Energy System, Utility-Scale Solar Energy System, Non-Participating Property, Participating Property, and Owner/Operator.

Section 4 repeals in its entirety the existing Zoning Ordinance Section 6.26 entitled “Solar Energy Collectors,” and adds a new Section 6.26 entitled “Solar Energy Systems” as summarized below.

- Section 6.26(A) states the general requirements all solar energy systems are subject to.
- Section 6.26(B) states regulations applicable to private solar energy systems.
 - o (B)(1) sets forth the procedure and application requirements to receive administrative approval to install a private solar energy system.
 - o (B)(2) allows private solar energy system BIVPs as accessory uses in all zoning districts and with a building permit.
 - o (B)(3) dictates the requirements for roof or building mounted private solar energy systems.
 - o (B)(4) dictates the requirements for ground mounted private solar energy systems.
- Section 6.26(C) states regulations applicable to utility-scale solar energy systems permitted by special land use.
 - o (C)(1) sets forth the application and documentation requirements, in addition to the requirements set forth in Article 13 of the Zoning Ordinance, to request a special land use permit for utility-scale solar energy systems.
 - o (C)(2) sets forth the site plan application and documentation requirements, in addition to the requirements set forth in Article 14 of the Zoning Ordinance, to request site plan approval for utility-scale solar energy systems.
 - o (C)(3) states that all application items are substantive requirements for obtaining approval of a utility-scale solar energy system, and the Planning Commission will consider the sufficiency of the items presented and the presented ability to protect the public health, safety, and welfare, in its decision to approve or deny the application.
 - o (C)(4) sets forth the system and location requirements for utility-scale solar energy systems.
 - o (C)(5) dictates that any and all necessary permits shall be obtained prior to operation of a utility-scale solar energy system.
 - o (C)(6) sets forth the requirements for screening of all utility-scale solar energy systems.
 - o (C)(7) requires the appearance of utility-scale solar energy systems to be generally neutral in color and substantially non-reflective of light.
 - o (C)(8) sets limitations relating to the lighting of the utility-scale solar energy systems.
 - o (C)(9) indicates requirements for security fencing for utility-scale solar energy systems.
 - o (C)(10) sets forth maximum standards for allowable sound generated by utility-scale solar energy systems.
 - o (C)(11) sets forth guidelines for all transmissions to and from all utility-scale solar energy systems.
 - o (C)(12) requires periodic drain tile inspections.
 - o (C)(13) requires utility-scale solar energy systems to include a fire suppression system.
 - o (C)(14) prohibits use of battery storage outside of an emergency backup.
 - o (C)(15) indicates inverters must be set back 150 feet inside the boundary of the overlay district.
 - o (C)(16) prohibits stray voltage and sets forth requirements for preconstruction stray voltage tests.
 - o (C)(17) sets forth guidelines for required ground cover on the lot with utility-scale solar energy systems.
 - o (C)(18) sets forth guidelines regarding drainage on utility-scale solar energy system sites.

- o (C)(19) indicates access routes are subject to approval of the Livingston County Road Commission and shall be adequately maintained for emergency use.
- o (C)(20) requires submission of as built drawings.
- o (C)(21) requires all signs to comply with Article 17 of the Zoning Ordinance.
- o (C)(22) prevents the utility-scale solar energy system from becoming operational until the emergency action plan and training specified in the application has been completed.
- o (C)(23) requires the decommissioning and abandonment of any utility-scale solar energy system.
- o (C)(24) sets forth a complaint resolution process for utility-solar energy systems.
- o (C)(25) states standards for maintenance and repair of utility-solar energy systems.
- o (C)(26) requires utility-solar energy system owners to notify the Township within 8 hours of any extraordinary or catastrophic event.
- o (C)(27) sets forth the requirements for annual reports.
- o (C)(28) allows for Township inspections when providing 24 hours advance notice.
- o (C)(29) permits the transfer of a special use permit for a utility-scale solar energy system.
- o (C)(30) describes major and minor site plan amendments.
- o (C)(31) states remedies available to the Township for failure to comply with this Ordinance including revocation of the special land use permit and site plan approval, along with the Township’s ability to pursue any legal or equitable action.

Section 5 Validity and Severability. If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 6 dictates any ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect. Specifically but without limitation, the following sections of the Zoning Ordinance pertaining to “solar energy collectors” are hereby repealed: Section 7.02(A)(13), Section 7.03(A)(20),(21), Section 8.02(A)(13), Section 8.03(A)(12), Section 10.02(A)(15), Section 10.03(A)(9),(10), Section 11.02(F), Section 11.03(A)(8),(9), and the definition of “Solar Energy Collector” in Article 2.

Section 7 provides that this Ordinance is effective seven (7) days after publication.

**MAP A
OVERLAY DISTRICT BOUNDARIES**



The complete text of the amendment and the Conway Township Zoning Ordinance, as amended, may be examined at the Township Hall, 8015 N. Fowlerville, Fowlerville, MI 48836, during regular Township business hours, which are 9-3 Tuesdays and Wednesdays, or on the Township’s website, www.conwaytownship.com.

Elizabeth Whitt, Clerk
Conway Township
8015 N. Fowlerville Road
Fowlerville, MI 48836
517-223-0358
(10-1-23 FNV)

**CONWAY TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

NOTICE OF TEXT AMENDMENT TO ZONING ORDINANCE

The Conway Township Board of Trustees, at its September 19, 2023, meeting has amended the Conway Township Zoning Ordinance as follows:

Section 1. Addition of Section 6.27 to Township Zoning Ordinance. New Section 6.27 is added to the Township Zoning Ordinance and reads as follows:

Section 6.27. Accessory Dwelling Unit

A. Purpose and Intent. It is the intent of this section to permit detached Accessory Dwelling Units (ADUs) upon single family properties with an existing primary dwelling in the AR and R Districts to allow homeowners to have a supplemental source of income with a long-term tenant as well as other nontangible benefits to older residents such as companionship or a live-in caretaker. It is recognized that ADUs provide an opportunity for affordable housing for young and old households as well as a way for family members to reside nearby with independence. It is further recognized that appropriate limitations are necessary to ensure compatible and harmonious use in Conway Township. Where contradictions with Article 2, definition(s) of dwelling, exist, the provisions hereunder shall apply, however the Michigan Residential Building Code shall remain applicable.

B. Regulations.

1. The principal dwelling or the ADU must be declared the main residence of the owner of record.
2. An ADU may only be established on a lot with a single-family dwelling on it in a building that is separate and detached from the principal dwelling.
3. The ADU shall not be greater than forty (40) percent of the gross floor area of the principal dwelling structure or 1,000 square feet; whichever is less.
4. The number of off-street parking spaces for the ADU shall be not less than one (1) and shall not block the required parking for the primary dwelling.
5. If garage floor area is converted for an ADU, replacement off-street parking shall be provided for the primary dwelling.
6. No more than two (2) bedrooms may be provided in the ADU.
7. The occupancy of the ADU shall not be more than two (2) persons.
8. ADUs and the principal dwelling must be connected to sewer if available. If public water and sewer are not available, the use of private water and septic systems for the ADU shall be subject to the approval of the Livingston County Health Department. The ADU shall comply with all applicable housing, building, fire, and health code requirements.
9. The primary dwelling and the ADU shall share the same vehicular access to the property.
10. All zoning district bulk and setback requirements shall apply to the site.
11. Mobile homes, shipping containers and trailers on wheels shall not be considered or used as an ADU for purposes of this section.

C. Approval Procedure.

1. ADUs shall require a land use permit from the Zoning Administrator.
2. The applicant shall submit a plan with the following information for review to the Zoning Administrator:
 - a. The location of the proposed ADU, lot identification (address and property number), size of lot, dimension of lot lines, existing improvements on the lot, water, sewer, and septic connections, location of structures on adjacent lots, abutting streets, driveways, and parking areas.
 - b. Any additional information required by the Ordinance or the Zoning Administrator.
3. The Planning Commission may waive one or more of the regulations of this Section upon consideration of the following factors:
 - a. The topography and/or wooded nature of the subject property and how it reduces the visibility of or screens from view the detached ADU.
 - b. A unique design is proposed preventing or reducing the ability to comply with specific standards and regulations provided in Section 6.27.
 - c. Existing principal and accessory buildings on the subject property, or nearby properties, would support a waiver.

Section 2. Validity and Severability. Should any portion of this Ordinance be found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Repealer. Any ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date. This Ordinance shall take effect seven (7) days after publication of a notice of adoption as provided by law.

The complete text of the Conway Township Zoning Ordinance, as amended, may be examined at the Township Hall, 8015 N. Fowlerville, Fowlerville, MI 48836, during regular Township business hours, which are 9-3 Tuesdays and Wednesdays, or on the Township's website, www.conwaytownship.com.

Elizabeth Whitt, Clerk
Conway Township
8015 N. Fowlerville Road
Fowlerville, MI 48836
517-223-0358
(10-1-23 FNV)

**IOSCO TOWNSHIP
SYNOPSIS OF PROPOSED
MINUTES**

September 21st, 2023

The regular meeting of the Iosco Township Board was held on Thursday, September 21, 2023, at 8:00 P.M. Members Present: Alderson, Bonnaville, Dailey, Hardies, & Parker. The following action was taken: 1) Motion to approve the agenda as amended. 2) 1st. Call to the Public: There were no requests to be heard. 3) Motion to adopt the Township Board meeting minutes from August 17, 2023. 4) Clerk's report. 5) Treasurer's report. 6) Motion to pay \$69,626.81 in Township bills. 7) Fire Board and Recreation updates were heard. 9) Planning Commission update was heard. 10) Assessor & Zoning Administrator's report was heard 11) Motion to approve the Quote from Watson Construction for the construction of the 30x60 Pickel Ball Court not to exceed \$23,635.39. 12) Motion to approve the quote from Rajala Construction not to exceed \$1500.00 for the repair of the fascia boards on the Township Hall. 13) Motion to approve the signing of the Go Liv Co letter of Support. 14) Motion to approve the Livingston County Early Voting Vendor Support agreement not to exceed \$1,200.00 for the 2024 Presidential Primary. 15) Motion to sign a two-year contract for no more than \$2,500.00 with Go-Daddy for the updating of the Township emails. 16) 2nd Call to the Public: There were no requests to be heard. 17) Motion to adjourn at 8:59 P.M.

Respectfully submitted,
Julie Dailey
Iosco Township Clerk
(10-1-23 FNV)