

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

Name(s) of the mortgagor(s): Kyle Dean, a single man
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns
Foreclosing Assignee (if any): First Merchants Bank sbm Level One Bank

Date of Mortgage: March 24, 2020

Date of Mortgage Recording: June 24, 2020

Amount claimed due on date of notice: \$186,727.89

Description of the mortgaged premises: Situated in Township of Hamburg, Livingston County, Michigan, and described as: A part of the Southeast quarter of the Southwest quarter of Section 26, Town 1 North, Range 5 East, Michigan, described as: Commencing at the South quarter corner of said Section 26; thence North 88 degrees 16 minutes 14 seconds West (previously recorded as West) 870.78 feet along the centerline of Strawberry Lake Road and the South line of said Section 26; thence North 4 degrees 27 minutes 46 seconds East (previously recorded as North 2 degrees 44 minutes East) 262.17 feet along the centerline of Merrill Road to the point of beginning; thence continuing North 4 degrees 27 minutes 46 seconds East 125.00 feet along said centerline; thence Southeasterly 65.76 feet along an arc right, said arc having a central angle of 19 degrees 7 minutes 33 minutes, a radius of 197.00 feet and a chord which bears South 78 degrees 44 minutes 13 seconds East 65.45 feet; thence continuing Southeasterly 175.58 feet along an arc left, said arc having a central angle of 38 degrees 15 minutes 6 seconds, a radius of 263.00 feet and a chord which bears South 88 degrees 17 minutes 59 seconds East 172.34 feet; thence Northeasterly 65.76 feet along an arc right, said arc having a central angle of 19 degrees 7 minutes 33 seconds, a radius of 197.00 feet and a chord which bears North 79.70 feet; thence South 4 degrees 27 minutes 46 seconds West 125.00 feet; thence North 88 degrees 17 minutes 59 seconds West (previously recorded as West) 381.13 feet to the point of beginning.

Common street address (if any): 10915 Merrill Rd, Whitmore Lake, MI 48189-9734

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: June 7, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1595045

(06-07)(06-28)

(6-7, 6-14, 6-21 & 6-28-26 FNV)

MARION TOWNSHIP NOTICE OF PUBLIC ACCURACY TEST

Notice is hereby given that the Public Accuracy Test for the August 4, 2026 Presidential Primary Election will be held on **Wednesday, June 24, 2026 at 10:00 a.m.** at the Marion Township Hall, located at 2877 W. Coon Lake Road, Howell, MI 48843. The Public Accuracy Test is conducted to demonstrate that the program and computer that will be used to tabulate the results of the election counts the votes in the manner prescribed by law.

Tammy L. Beal, MMC, MiPMC
Marion Township Clerk
(6-21-26 FNV)

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on July 8, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Raymond J. Carter, an unmarried man

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

Foreclosing Assignee (if any): NewRez LLC dba Shellpoint Mortgage Servicing

Date of Mortgage: October 4, 2021

Date of Mortgage Recording: October 14, 2021

Amount claimed due on date of notice: \$280,745.43

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

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

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

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

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

This notice is from a debt collector.

Date of notice: June 7, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1595241

(06-07)(06-28)

(6-7, 6-14, 6-21 & 6-28-26 FNV)

FORECLOSURE NOTICE NOTICE OF SALE

TO ALL PURCHASERS - A lien has been recorded on behalf of Hidden Creek of Oceola Condominium Association. The lien was executed on January 22, 2026 and recorded on January 23, 2026, as Instrument No. 2026R-001609, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Four Hundred and Ninety Two Dollars and Seventy-Five Cents (\$3,492.75).

Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, main entrance of the Judicial Center located in Howell, Michigan, on Wednesday, July 1, 2026, at 10:00 AM, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

The name of the record property owner is Christopher M. Nalley, and is situated in the Township of Oceola, County of Livingston, State of Michigan, and is legally described as follows: Unit 219, of Hidden Creek, a Condominium according to the Master Deed recorded in Liber 4048, Page 0550 et seq., Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 278. Sidwell No. 07-28-301-219
Commonly known as: 4103 Falmouth Ln, Howell, Michigan 48843

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

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

Dated: May 14, 2026

Hidden Creek of Oceola Condominium Association

c/o Makower Abbate Guerra Wegner Vollmer PLLC

Sarah R. Karl

30140 Orchard Lake Road

Farmington Hills, MI 48334

248 671 0140

(05-24)(06-21)

(5-24, 5-31, 6-7, 6-14 & 6-21-26 FNV)

MARION TOWNSHIP SYNOPSIS OF PROPOSED MINUTES JUNE 11, 2026

The regular meeting of the Marion Township Board was held on Thursday, June 11, 2026 at 7:30 pm. Members Present: Lloyd, Andersen, Witkowski, Donovan, Beal, Lowe, and Fenton. Members Absent: None. The following action was taken: 1) Call to Order. 2) Public Comment. 3) Motion carried to approve agenda; motion carried to approve consent agenda. 4) Motion carried to accept bid from Allied Construction, Option 1 only for \$72,545; Scott will get an estimate on Option 2 to excavate and create gravel parking lot. Quotes will be sought for two cement walkways: one for pickleball courts and one for playground entrance. 5) Correspondence & Updates. 6) Public Comment. 7) Motion to adjourn at 8:00 pm.

Tammy L. Beal, MMC
Township Clerk

William Fenton
Township Supervisor
(6-21-26 FNV)

Notice Conway Township Election Workers NEEDED

Conway Township is looking for
Election Workers for the August 4, 2026
Statewide Primary and the November 3,
2026 General Election.

- ✓ You must be a registered voter
- ✓ You do not need to be a township resident
- ✓ This is a paying position
- ✓ Certification and training is required and provided
- ✓ Applications are available online at https://www.michigan.gov/documents/Elec_Inspection-App-131809_7.pdf
- ✓ Or by contacting Conway Township Deputy Clerk at 517-223-0358 ext # 107 or by email: deputyclerk@conwaymi.gov
- ✓ The Deadline to apply is June 30, at 3 p.m.

Conway Township Clerk,
Tara Foote
(6-14 & 6-21-26 FNV)

**SHORT FORECLOSURE NOTICE -
LIVINGSTON COUNTY**

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 July 01, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

MORTGAGE: Mortgagor(s): Nicholas Sass, a married man

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

Date of mortgage: March 25, 2020

Recorded on March 26, 2020, in Document No. 2020R-009153, Foreclosing Assignee (if any): Flagstar Bank, N.A., f/k/a Flagstar Bank, FSB

Amount claimed to be due at the date hereof: Two Hundred Fifty-Seven Thousand Eight Hundred Seventy and 29/100 Dollars (\$257,870.29)

Mortgaged premises: Situated in Livingston County, and described as: PARCEL B: Part of the South 1/2 of the Northeast 1/4 of Section 15, Town 4 North, Range 4 East, Township of Cohoctah, Livingston County, Michigan, described as beginning at a point on the East and West 1/4 line of said Section which is North 89 degrees 56 minutes 17 seconds West 664.96 feet from the East 1/4 corner of said Section; thence continuing along said 1/4 line North 89 degrees 56 minutes 17 seconds West 328.76 feet; thence North 00 degrees 45 minutes 50 seconds West 1326.27 feet to the North 1/8 line of said Section; thence East along said 1/8 line 328.75 feet; thence South 00 degrees 45 minutes 50 seconds East 1326.62 feet to the place of beginning. Commonly known as 2007 Gannon Rd, Howell, MI 48855

The redemption period will be 6 month from the date of such sale, unless abandoned under MCL 600.3241a, in which case the redemption period will be 30 days from the date of such sale, or 15 days from the MCL 600.3241a(b) notice, whichever is later; or unless extinguished 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.

Flagstar Bank, N.A. Mortgagee/Assignee
Schneiderman & Sherman P.C.
23938 Research Dr, Suite 300
Farmington Hills, MI 48335
248.539.7400

1594964
(05-31)(06-21)

(5-31, 6-7, 6-14 & 6-21-26 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY
NOTICE TO CREDITORS
DECEDENT'S ESTATE**

CASE NO. & JUDGE

26-24225-DE Miriam A. Cavanaugh
Court address & telephone no.

204 S. Highlander Way, Howell, Michigan 48843
(517) 546-3750

Estate of Donald J. Radebach Jr.
Date of birth: August 1, 1979

NOTICE TO CREDITORS:

The decedent, Donald J. Radebach Jr., died April 13, 2026. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Donald J. Radebach, personal representative, or to both the probate court at 204 S. Highlander Way, Howell, Michigan 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: June 17, 2026

Attorney for Personal Representative:
Tara A. Pearson, Law Offices of Parker and Parker
704 E. Grand River
Howell, MI 48844-0888
(517) 546-4864

Personal representative:
Donald J. Radebach
c/o 704 E. Grand River
Howell, MI 48844-0888

(6-21-26 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 July 22, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Brian K. McQuade and Jennifer A. McQuade, 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): Wells Fargo Bank, N.A.

Date of Mortgage: January 31, 2007

Date of Mortgage Recording: March 8, 2007

Amount claimed due on date of notice: \$300,972.41

Description of the mortgaged premises: Situated in Township of Hartland, Livingston County, Michigan, and described as: Lot 14, 15 and 16, PLAT OF MAXFIELD PARK SUBDIVISION, as recorded in Liber 2 on Page 98 of Plats.

Common street address (if any): 1183 Maxfield Rd, Hartland, MI 48353-3625

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: June 21, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1596467
(06-21)(07-12)

(6-21, 6-28, 7-5 & 7-12-26 FNV)

**MARION TOWNSHIP
ZONING BOARD
OF APPEALS
PUBLIC NOTICE**

Marion Township Zoning Board of Appeals will hold a Public Hearing on Monday, July 6, 2026 at 7:30 pm. The meeting will be held at the Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843, (517) 546-1588. The purpose of the meeting is for regular business and to hear a request for the following appeal, interpretation and/or variance.

ZBA Case #04-26 – Tax Code 4710-34-100-032

• Applicant: Brian and Lisa Kirk
2935 High Meadows Dr
Howell, MI 48843

Request: The applicant is seeking a variance to Section 8.01 F 3 (c) – Rear Yard Setback

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

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

Those unable to attend the public hearing are invited to submit written comments to the attention of the Zoning Board of Appeals Chair, Marion Township Hall, 2877 W. Coon Lake Road, Howell, MI 48843 by 5:00 p.m. on Monday, July 6, 2026.

Marion Township will provide necessary, reasonable auxiliary aids and services to individuals with disabilities. Anyone requiring auxiliary aids and services should contact the Marion Township Clerk no later than 5:00 p.m., Monday, June 29, 2026.

Jim Witkowski, SECRETARY
ZONING BOARD OF APPEALS
(6-21-26 FNV)

**STATE OF MICHIGAN
JUDICIAL DISTRICT
44TH JUDICIAL CIRCUIT
COUNTY PROBATE**

**ORDER REGARDING
ALTERNATE SERVICE**

CASE NO.

26-33298-CZ Hon. Susan Longworth
Court address and telephone no.
204 S. Highlander Way, Ste. 5,
Howell, MI 48843
(517) 546-9816

Plaintiff name(s), address(es), and telephone no(s)
CC CEDAR RIVER PROPERTY, LLC,
c/o Swistak Levine, P.C.

Plaintiff's attorney, bar no., address, and telephone no.
Jarrett E. Levine (P71902)
30833 Northwestern Hwy., Ste. 120
Farmington Hills, MI 48334
(248) 851-8000

v

Defendent name(s), address(es), and telephone no(s).
JOHN DOE
509 Brookdale Dr.,
Fowlerville, MI 48836

THE COURT FINDS:

1. Service of process upon the defendant, JOHN DOE, cannot reasonably be made as provided in MCR 2.105 MCR 2.107(B)(1)(b) and service of process may be made in a manner that is reasonably calculated to give the defendant actual notice of the proceedings and an opportunity to be heard.

IT IS ORDERED:

2. Service of the summons and complaint other: and a copy of this order shall be made by the following method(s).
 a. First-class mail to 509 Brookdale Dr., Fowlerville, MI 48836
 b. Tacking or firmly affixing to the door at 509 Brookdale Dr., Fowlerville, MI 48836
 c. Delivering at _____ to a member of the defendant's household who is of suitable age and discretion to receive process, with instructions to deliver it promptly to the defendant.
 d. Other: Certified mail with return receipt requested to 509 Brookdale Dr., Fowlerville, MI 48836 and by publication in Livingston County Legal News for three consecutive weeks based on MCR 2.106.
For each method used, proof of service must be filed promptly with the court.
3. The motion for alternate service is denied.

Date: June 2, 2026

Judge: Hon. Susan Longworth, P-65575

(6-21, 6-28 & 7-5-26 FNV)

**PUBLICATION NOTICE
TO CREDITORS
DECEDENT'S TRUST ESTATE**

STATE OF MICHIGAN - County of Livingston. In the matter of **JAMES EDWARD BENNETT**, deceased. Decedent's date of birth: February 1, 1935. Name of Trust: The REVOCABLE LIVING TRUST AGREEMENT JAMES E. BENNETT DATED MAY 2, 1996, as amended.

TO ALL INTERESTED PERSONS:

Your interest in this matter may be barred or affected by the following:

The decedent, **JAMES EDWARD BENNETT**, who lived at 7300 Village Center Drive, Livingston, Hamburg Township, Michigan 48189; died May 24, 2026.

There is no probate estate.

Creditors of the deceased are notified that all claims against the trust estate will be forever barred unless presented to Susan B. Rodriguez, named Successor Trustee, within 4 months of the publication of this notice.

This notice is published pursuant to MCL 700.7504. There is no personal representative of the Settlor's estate to whom letters of administration have been issued. Notice is further given that the trust estate will be thereafter assigned and distributed to the persons entitled to it.

Date: June 10, 2026

JEFFREY S. STERNBERG, ESQ.
P-38642
KOTZ SANGSTER WYSOCKI P.C.
36700 WOODWARD AVENUE, STE. 202
BLOOMFIELD HILLS, MI 48304
248.646.1056

SUSAN B. RODRIGUEZ,
SUCCESSOR TRUSTEE
THE JAMES E. BENNETT REVOCABLE TRUST DATED MAY 2, 1996, AS AMENDED.
6819 GAWLEY
PINCKNEY, MICHIGAN 48169

(6-21-26 FNV)

**FORECLOSURE NOTICE
NOTICE OF SALE TO ALL PURCHASERS -**

A lien has been recorded on behalf of Willow Woods Condominium Association. The lien was executed on December 10, 2025 and recorded on December 15, 2025, as Instrument No. 2025R-025229, Livingston County Register of Deeds. The lien secures assessments and other sums as of the date hereof in the amount of Three Thousand Seven Hundred and Ninety One Dollars and Twenty-Five Cents (\$3,791.25).

Notice of Foreclosure by Advertisement. Under the power of sale contained in the recorded Condominium Documents and the statute in such case made and provided, notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212 that the lien will be foreclosed by a sale of the property described below, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check, main entrance of the Judicial Center located in Howell, Michigan, on Wednesday, August 5, 2026, at 10:00 AM, Eastern Standard Time. The amount due on the lien may increase between the date of this notice and the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

The name of the record property owner is Justin Abraham, and is situated in the Township of Green Oak, County of Livingston, State of Michigan, and is legally described as follows: Unit 85, of Willow Woods, a Condominium according to the Master Deed recorded in Instrument No. 2017R-032503, Livingston County Records, as amended, and designated as Livingston County Condominium Subdivision Plan No. 419. Sidwell No. 4716-19-301-085 Commonly known as: 9977 Lace Court, Brighton, Michigan 48116

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

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

Dated: June 16, 2026

Willow Woods Condominium Association
c/o Makower Abbate Guerra Wegner Vollmer PLLC
Casey Mattson
30140 Orchard Lake Road
Farmington Hills, MI 48334
248 671 0140

(06-21)(07-19)

(6-21, 6-28, 7-5, 7-12 & 7-19-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on July 22, 2026. The amount due on the Mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

Default has been made in the conditions of a Mortgage made by William R. Stewart, Jr. to Navy Federal Credit Union dated February 9, 2024 and recorded February 14, 2024 as Instrument No. 2024R-002299, Livingston County, Michigan. Said Mortgage is now held by Navy Federal Credit Union by assignment and/or merger. There is claimed to be due at the date hereof the sum of \$519,406.63.

Said premises are located in Livingston County, Michigan and are described as: Situated in the Township of Green Oak, County of Livingston, State of Michigan Unit 8, Boulder Ridge, a Condominium according to the Master Deed recorded in Liber 2615, Page 834, as amended in Liber 4805, Page 825, in the Office of the Livingston County Register of Deeds, and designated as Livingston County Condominium Subdivision Plan No. 171, together with rights in general common elements and limited common elements as set forth in said Master Deed, and amendments thereto, and as described in Act 59 of the Public Acts of 1978 as amended. Said property is commonly known as 8119 Boulder Ridge Ct, Brighton, MI 48116.

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

TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages, if any, are limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that any third party purchaser is responsible for preparing and recording the Sheriff's Deed.

If this is a residential Mortgage, the following shall apply: ATTENTION HOMEOWNER: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Mortgage at the telephone number stated in this notice.

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. IF YOU: ARE A DEBTOR IN AN ACTIVE BANKRUPTCY CASE; ARE UNDER THE PROTECTION OF A BANKRUPTCY STAY; OR, HAVE RECEIVED A DISCHARGE IN BANKRUPTCY AND YOU HAVE NOT REAFFIRMED THE DEBT, THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS AN ATTEMPT TO COLLECT A DEBT FROM YOU PERSONALLY.

Dated: May 26, 2026

Attorney for the party foreclosing the Mortgage:

Thomas E. McDonald (P39312)
Brock & Scott, PLLC
5431 Oleander Drive
Wilmington, NC 28403
PHONE: (844) 856-6646
File No. 26-09219

(05-31)(06-21)

(5-31, 6-7, 6-14 & 6-21-26 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on July 1, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Linda L. Grove
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 National Association, as Trustee for Home Equity Mortgage Trust Series 2006-3 Home Equity Pass-Through Certificates, Series 2006-3

Date of Mortgage: November 7, 2005

Date of Mortgage Recording: November 22, 2005

Amount claimed due on date of notice: \$21,661.96

Description of the mortgaged premises: Situated in Township of Conway, Livingston County, Michigan, and described as: Part of the NE fractional 1/4 of Section 6, T4N, R3E, Conway Township, Livingston County, Michigan described as: Beginning 230 feet South of the NE corner of said NE fractional 1/4; thence South 89 degrees 30 minutes West 276.50 feet; thence North 230 feet; thence North 89 degrees 10 minutes East 276.50 feet; thence South 230 feet to the place of beginning.

Common street address (if any): 11991 Stow Rd, Perry, MI 48872-9204

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: May 31, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1594564

(05-31)(06-21)

(5-31, 6-7, 6-14, 6-21-26 FNV)

**STATE OF MICHIGAN
PROBATE COURT
LIVINGSTON COUNTY**

**NOTICE TO CREDITORS
DECEDENT'S ESTATE**

CASE NO. & JUDGE
2026-000024226-DE

Court address & telephone no.

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

Estate of Michael Vellardita, Deceased
Date of birth:* 04/13/1948

TO ALL CREDITORS:**

NOTICE TO CREDITORS:

The decedent, Michael Vellardita, died 02/03/2026. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Raenetta Vellardita, personal representative, or to both the probate court at 204 S Highlander Way #2 Howell, MI 48843 and the personal representative within 4 months after the date of publication of this notice.

Date: 6/10/2026

Attorney:

Korin Littleton P86411
7 West Square Lake Road
Bloomfield Hills, MI 48302
(248) 648-1148

Personal representative:

Raenetta Vellardita
10404 Silver Lake Rd.
Brighton, MI 48116
(517) 404-2544

(6-21-26 FNV)



**FOWLERVILLE
COMMUNITY SCHOOLS
NOTICE OF A
PUBLIC HEARING
ON PROPOSED
2026-2027 BUDGET**

PLEASE TAKE NOTICE that on June 29, 2026, at 7 o'clock p.m., at Fowlerville Junior High School Auditorium, 7677 W Sharpe Rd., Fowlerville, MI 48836 the Board of Education of Fowlerville Community Schools will hold a public hearing to consider the District's proposed 2026-2027 budget.

The Board may not adopt its proposed 2026-2027 budget until after a public hearing.

A copy of the proposed 2026-2027 budget, including the proposed property tax millage rate, is available for public inspection during normal business hours at Central Office, 7677 W. Sharpe Rd. Ste. A, Fowlerville, MI 48836 and/or available online at: fowlervilleschools.org

The property tax millage rate proposed to be levied to support the proposed budget will be the subject of this hearing.

This notice is given by order of the Board of Education.

Susan Charron, Secretary
Fowlerville Board of Education
(6-21-26 FNV)

**NOTICE OF FORECLOSURE
BY ADVERTISEMENT**

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 AM, on July 15, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:

Name(s) of the mortgagor(s): Chester L. Motyka and Donna L. Motyka, husband and wife, as tenants by the entireties for their joint lifetimes

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

Foreclosing Assignee (if any): Planet Home Lending, LLC
Date of Mortgage: May 22, 2021

Date of Mortgage Recording: June 10, 2021

Amount claimed due on date of notice: \$154,524.89

Description of the mortgaged premises: Situated in Township of Oceola, Livingston County, Michigan, and described as: Part of the Southwest 1/4 of Section 3, Town 3 North-Range 5 East, Oceola Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest corner of Section 3; thence along the South line of said Section 3 and the centerline of Clyde Road (66 foot wide right-of-way), North 89 degrees 28 minutes 48 seconds East, 538.00 feet, to the point of beginning of the parcel to be described: thence North 00 degrees 36 minutes 31 seconds West, 403.33 feet; thence North 89 degrees 28 minutes 48 seconds East, 216.00 feet; thence South 00 degrees 36 minutes 31 seconds East, 403.33 feet; thence along the South line of Section 3 and the centerline of Clyde Road, South 89 degrees 28 minutes 48 seconds West, 216.00 feet, to the point of beginning, containing 2.00 acres, more or less, and subject to the rights of the public over the existing Clyde Road. Also subject to and including the use of a 40 foot wide easement for ingress, egress and public utilities as described below. Also subject to any other easements or restrictions of record.

Common street address (if any): 5103 Clyde Rd, Howell, MI 48855-6705

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: June 14, 2026

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1595849

(06-14)(07-05)

(6-14, 6-21, 6-28 & 7-5-26 FNV)

Attention homeowner:

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

NOTICE OF MORTGAGE FORECLOSURE SALE

Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 a.m. on July 15, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact 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 terms and conditions of a Commercial Real Estate Mortgage made by David Edgar Ely and Dawn Louise Ely, husband and wife, as Mortgagors, to Superior National Bank, as Mortgagee, dated September 26, 2025, recorded October 3, 2025 as Instrument No. 2025R-019856 of Livingston County records, (the "Mortgage").

The amount claimed to be due and owing on the Mortgage is One Million One Hundred Sixty Three Thousand Eight Hundred Thirty Two and 97/100 Dollars (\$1,163,832.97) on the date 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. Under the power of sale contained in said Mortgage, and the statute in such case made and provided, take notice that on July 15, 2026 at 10:00 a.m., local time, or any adjourned date thereafter, the Mortgage will be foreclosed by sale of the mortgaged premises, or some part of them, at public auction, to the highest bidder, at the place of holding the Circuit Court within Livingston County, Michigan. The Mortgagee will apply the sale proceeds to the debt secured by the Mortgage as stated above, plus interest accruing on the amount due at a rate of 10.75% per annum, costs and expenses of the Mortgagee as provided for in the Mortgage, and any amounts 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 and improvements located in the Township of Brighton, County of Livingston, State of Michigan, more particularly described as follows: Unit 32, The Peninsula Development Site Condominium, a Condominium according to the Master Deed recorded in Liber 4128, Page 821, as amended, in the Office of the Livingston County Register of Deeds, and designated as Livingston County Condominium Subdivision Plan No. 288, together with rights in general common elements and limited common elements as set forth in said Master Deed, and amendments thereto, last amended by amendment recorded in Liber 4381, Page 778 and as Described in Act 59 of the Public Acts of 1978 as amended. Tax Parcel No.: 4712-20-401-032

Commonly known as: 3643 Pointe Shore Drive, Brighton, Michigan 48114

The redemption period shall be six (6) months from the date of sale, unless determined to be abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. Pursuant to MCL 600.3278, the Mortgagors will be held responsible to the person who buys the property at the foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

Attention Purchasers: 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 Mortgagors, the Mortgagee, or the Mortgagee's attorneys.

Dated: June 10, 2026

STANCATO TRAGGE WELLS, PLLC

Superior National Bank, Mortgagee

Attorneys for Mortgagee

By: John P. Tragge

2111 Woodward Avenue, Suite 701

Detroit, Michigan 48201

(248) 731-4500

(06-14)(07-05)

(6-14, 6-21, 6-28 & 7-5-26 FNV)

NOTICE OF MORTGAGE FORECLOSURE SALE

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY.

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

NOTICE OF FORECLOSURE BY ADVERTISEMENT: Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Livingston County, starting promptly at 10:00 A.M., on July 22, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.

MORTGAGE SALE: Default has been made in the conditions of a mortgage made by Steven Lynn Pollard, the Mortgagor(s), and Mortgage Electronic Registration Systems Inc., as nominee for Cason Home Loans, the original Mortgagee, dated May 26, 2022, and recorded on June 3, 2022, as Instrument No. 2022R-016028, in Livingston County Records, Michigan, and last assigned to Lakeview Loan Servicing, LLC, the Foreclosing Assignee, as documented by an Assignment of Mortgage dated December 27, 2023, and recorded on December 28, 2023, as Instrument No. 2023R-023435, 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 Four Hundred Fifty Thousand Sixty-Four and 35/100 U.S. Dollars (\$450,064.35).

Said premise is situated at 11312 White Lake Rd, Fenton, MI 48430, in the Township of Tyrone, Livingston County, Michigan, and is described as: SITUATED IN THE TOWNSHIP OF TYRONE, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, TO WIT: LOT 11 OF BROOKSHIRE FARMS, AS RECORDED IN LIBER 14 OF PLATS, PAGE 39 AND 40, 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: 06/05/2026

For More Information, please call:
Quintairos, Prieto, Wood & Boyer, P.A.
Attorneys for Servicer
255 South Orange Avenue, Suite 900
Orlando, Florida 32801
(855) 287-0240
Matter No. MI-011956-26

(06-14)(07-05)

(6-14, 6-21, 6-28 & 7-5-26 FNV)