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We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

EQUAL HOUSING LENDER

LEGAL NOTICE DEADLINE

12:00 noon Tuesday for Thursday's newspaper.

This pertains to both notices and cancellations.

email notices to:
outcountynotices@legalnews.com

First Insertion

NOTICE OF PUBLIC HEARING
WASHTENAW COUNTY BOARD OF COMMISSIONERS

PLEASE TAKE NOTICE, that the Washtenaw County Board of Commissioners will hold a Public Hearing on the Recommended 2025-2028 Quadrennial Budget. The Hearing will be held on **Wednesday, November 20, 2024**.

Individuals wishing to participate in the hearing may do so by joining the meeting in person at the Washtenaw County Administration Building located at 220 N. Main Street, Ann Arbor, MI at 7:00PM; individuals may also join online at: <https://washtenaw.me/BOCZoom>, or by phone at 1 (312)626-6799, using the webinar ID 843 8538 8489 and passcode 033138.

All citizens of Washtenaw County shall have an opportunity to provide written and oral comments and to ask questions concerning the entire proposed budget. The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing. The budget is available for public inspection during normal business hours at the County Administration Building located at 220 N. Main Ann Arbor, MI 48104 and on the County's website at washtenaw.org/244/Public-Notices. Washtenaw County Board of Commissioners 220 N. Main Ann Arbor, MI 48104 (734)222-6850

(11-14)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., P.O. Box 8645, Ann Arbor, MI 48107; (734) 222-3072
Estate of

CHRISTINA CASSARA, Deceased
Date of Birth: April 9, 1949

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Christina Cassara, died June 17, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Bruce Checefsky, personal representative or to both the probate court at 101 E. Huron St., P.O. Box 8645, Ann Arbor, Michigan 48107 and the personal representative within 4 months after the date of publication of this notice.

Dated: November 6, 2024
BRUCE CHECEFSKY
Personal Representative
2240 Professor Ave.
Cleveland, OH 44113
(216) 906-9430
Laurie D. Brewis (P-58878)
Attorney at Law
2144 S. State St., Ste. F
Ann Arbor, MI 48104
(734) 707-3232

(11-14)

ANN ARBOR CITY
APPROVAL NOTICE
ORDINANCE NO. ORD-24-25 3474
HURON RIVER DRIVE REZONING
(3474 HURON RIVER DRIVE)

AN ORDINANCE TO AMEND THE ZONING MAP, SECTION 5.10.2 OF CHAPTER 55 OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – 3474 HURON RIVER DRIVE The City of Ann Arbor ordains:

Section 1. THE ZONING MAP, which, by Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor is made a part of said Chapter 55, shall be so amended as to designate the zoning classification of property described as follows: Lot 30 of Geddes Farms Subdivision, according to the plat thereof as recorded in Liber 7 of Plats on page 40, Washtenaw County Records.

More commonly known as 3474 E. Huron River Dr., Ann Arbor, MI 48105
Tax Parcel ID Number: I-09-35-280-011 in the City of Ann Arbor, Washtenaw County, Michigan as R1D.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of November 7, 2024.
Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Mayor of the City of Ann Arbor

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AGENDA ANN ARBOR
ZONING BOARD OF APPEALS
REGULAR MEETING 6:00 p.m. –
Wednesday, December 4, 2024

ROLL CALL APPEALS AND ACTIONS ZBA24-0037; 630 South Ashley Street Marc Rueter, representing the property owner, is seeking a 26 foot two inch variance from Table 5.17-4 Mixed Use Zoning District Dimensions.

If the variance is granted it will allow construction of a two-story 544 square foot detached garage with accessory dwelling unit (ADU) in the rear yard. The property is zoned C2B, Business Service District and requires a minimum 30 foot rear yard setback when abutting residentially zoned property.

The property is vacant with a current proposal to construct two single-family dwelling units connected by a garage. The property is within the Old West Side Historic District. AUDIENCE PARTICIPATION ADJOURNMENT

- This is an in person meeting as noted on the agenda for this meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>. Please also check the City website's Public Notices of Non-regularly Scheduled or Electronic Meetings at <https://www.a2gov.org/Pages/Special-Meetings-and-Sessions.aspx>
- This meeting will be held in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street.
- This meeting will be viewable online or on broadcast television, or may be listened to live via telephone, with public comment done electronically.
- Viewing options will be available on CTN Ann Arbor's website: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx> Procedures for telephone participation and public comment at electronic meetings will be available on the City Clerk's website: <https://www.a2gov.org/departments/city-clerk/Pages/Virtual-Meetings-.aspx> Information relating to these proposals and public hearings will be linked in the agenda for the meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>.

Questions concerning the public hearing may be directed to the Planning Services Unit by emailing planning@a2gov.org or calling (734) 794-6265.

(11-14)

CHARTER TOWNSHIP
OF YPSILANTI
NOTICE OF PUBLIC HEARING
ZONING BOARD OF APPEALS REQUEST

Take notice that the following variance request has been filed with the Charter Township of Ypsilanti Zoning Board of Appeals pursuant to Section 1704 of the Township Zoning Ordinance: Applicant: Andy Patel Location: 350 & 460 Joe Hall Drive, Ypsilanti, MI 48197
Parcel ID: K-11-38-363-029 & K-11-38-363-003 Request: Article 4 – Sec. 414.3 Dimensional Requirements – To allow the building to exceed the 40-foot height maximum by 14.67-feet.

The Zoning Board of Appeals invites the public to attend a public hearing on this application to be held on **Wednesday, December 4th, 2024**, at approximately 6:30 P.M. in the Civic Center Board Room (7200 S. Huron River Drive) to comment on or raise objections, if any, to this petition.

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or (734) 544-4000 ext. 1.

The variance request files are available for inspection at the Civic Center in the Office of Community Standards or by calling (734) 544-4000 ext. 1 for more information.

Please address written comments to Ypsilanti Township Zoning Board of Appeals, 7200 S. Huron River Drive, Ypsilanti, MI 48197 or email to planning@ypsitownship.org.

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NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission on **Tuesday, December 3, 2024 at 7:00 p.m.**

DEXTER-SEYBOLD PARK REZONING - The proposed rezoning of 2570, 2576, and 2580 Dexter Road to Public Land. The lots were recently acquired by the City for a public park. Amendment to Chapter 55, Unified Development Code, Section 5.32.2, Nonconforming Structure:

A proposed amendment to Section 5.32.2 (Nonconforming Structure) to allow administrative approval of new interior habitable space and additions to nonconforming structures in residential districts.

Information relating to this proposal and public hearing will be linked in the agenda for the meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>.

Questions concerning a public hearing may be directed to the Planning Services Unit by emailing planning@a2gov.org or calling (734) 794-6265. Viewing options will be available on CTN Ann Arbor's website: <https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx> Public Comment at any public hearing may be provided using the following methods:

- In person at the meeting
- Online via Zoom (see the agenda for Meeting ID and access information)
- By phone calling 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226 Please note it is possible that telephone or online public comment may encounter technical difficulties that prevent your participation.

For assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person, as technical difficulties will not automatically result in postponement of any action.

Written comments may be submitted using the City's eComment system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx> or by email to planning@a2gov.org.

Brett Lenart, Ann Arbor Planning Manager,
Published in the Washtenaw Legal News 11/14/2024.

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NOTICE OF A PUBLIC HEARING
ON INCREASING PROPERTY TAXES
WASHTENAW COUNTY BOARD OF COMMISSIONERS

PLEASE TAKE NOTICE, that the Washtenaw County Board of Commissioners will hold a Public Hearing on the Proposed 2024 millage rate. The Washtenaw County Board of Commissioners set the millage rate via resolution at their November 6, 2024 meeting and it is expected that the Washtenaw County Board of Commissioners will take final action to make any changes to the millage rate at their November 20, 2024 meeting.

The Washtenaw County Board of Commissioners has complete authority to establish the number of mills to be levied from within its authorized millage rate limitation.

If adopted, the proposed additional millages amount to an increase of 0.5090 mills and will increase operating revenues from ad valorem property taxes 13.63% over such revenues generated by levies permitted without holding a hearing.

If the proposed additional millage rate is not approved the operating revenue will increase by only 6.21% over the preceding year's operating revenue.

The hearing will be held on **Wednesday, November 20, 2024**. Individuals wishing to participate in the hearing may do so in person at the County Administration Building located at 220 N. Main Street, Ann Arbor, Michigan at 7:00PM; individuals may also join the hearing online at <https://washtenaw.me/BOCZoom>; or by phone at 1 (312) 626-6799, using the webinar ID 843 8538 8489 and passcode 033138.

All citizens of Washtenaw County shall have an opportunity to provide written and oral comments and to ask questions concerning the proposed operating millage. Washtenaw County Board of Commissioners 220 N. Main Ann Arbor, MI 48104 (734) 222-6850

(11-14)

PUBLICATION
NOTICE TO CREDITORS
DECEDENT'S TRUST ESTATE

STATE OF MICHIGAN – County of Washtenaw.

In the matter of:

ANNA LOUISE KNICKERBOCKER aka ANNA L. KNICKERBOCKER aka ANNA LOUISE SALYER, Deceased
Decedent's Date of Birth: October 18, 1936
Name of Trust: ANNA L. KNICKERBOCKER TRUST DATED FEBRUARY 21, 1995, AS AMENDED

TO ALL INTERESTED PERSONS:
Your interest in this matter may be barred or affected by the following: The grantor, ANNA L. KNICKERBOCKER, who

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lived at 889 Ridge Road, Chelsea, Michigan 48118, died October 4, 2024. There is no probate estate.

Creditors of the decedent are notified that all claims against the trust estate will be forever barred unless presented to Bradley Knickerbocker and Brett Knickerbocker, Co-Trustees, within 4 months of the publication of this notice.

This notice is published pursuant to MCL 700.7608.

There is no personal representative of the grantor'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.

Dated: November 8, 2024
BRADLEY KNICKERBOCKER
Co-Trustee
c/o Howard & Howard
Attorneys PLLC
450 W 4th Street
Royal Oak, Michigan 48067
BRETT KNICKERBOCKER
Co-Trustee
15020 Blue Bay Circle
Fort Myers, FL 33913
Howard & Howard PLLC
Bradley Knickerbocker (P-40626)
Attorney for Co-Trustees
450 W 4th Street
Royal Oak, Michigan 48067
(248) 723-0427

(11-14)

PUBLICATION OF NOTICE
OF HEARING
File No. 2024-001284-GL

STATE OF MICHIGAN, Probate Court, County of Washtenaw
In the matter of

ANTHONY MICHAEL KNIGHT
TO ALL INTERESTED PERSONS including: Keisha Knight, whose address(es) is/are unknown, and whose interest in the matter may be barred or affected by the following:

TAKE NOTICE: A hearing will be held on **Thursday, December 5, 2024** at 10:00 a.m., at 101 E. Huron St., courtroom #11, 3rd floor Ann Arbor, Michigan (or) Zoom before Judge Julia B. Owdziej (P-42715) for the following purpose: Petition for Appointment of Guardian of an Incapacitated Individual.

SMARTPHONE OR TABLET: Before scheduled hearing download the zoom app. At the time of hearing, Open App Click "Join Meeting" and Enter meeting number 743 377 8758. Enter your name in "personal link name". Join with Audio and Video. PC OR LAPTOP: Go to www.zoom.com, Click "Join Meeting" and Enter meeting number 743 377 8758. Enter your name in "personal link name". Join with Audio and Video. TELEPHONE: Call 646-876-9923 or 669-900-6833, Enter meeting 743 377 8758 when prompted followed by pound sign. POLYCOM SYSTEMS (Court Rooms, Jails, etc.):Dial 162.255.37.11##743 377 8758
Dated: November 7, 2024
TRINITY HEALTH
Petitioner
Suzanne R. Fanning (P-55793)
Attorney at Law
5340 Plymouth Rd., Ste. 203
Ann Arbor, MI 48105
(734) 669-3838

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NOTICE TO CREDITORS

TO ALL CREDITORS:
The Settlor, **Betty A. Williams**, died September 30, 2024. There is no personal representative of the settlor's estate to whom letters of administration have been issued.

Creditors of the decedent are notified that all claims against the Betty A. Williams Trust dated February 2, 2023, will be forever barred unless presented to James K. Williams, Trustee, 401 Holland Lane, Apt. 306, Alexandria, VA 22314, within four months after the date of publication.

Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it.

Date: October 15, 2024
JAMES K. WILLIAMS
Trustee
Betty A. Williams Trust
401 Holland Lane Apt 306
Alexandria, VA 22314
703-618-6105

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NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
2024-868-DE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072
Estate of

CALVIN N/M/N BRENDTKE a/k/a CALVIN BRENDTKE, Deceased
Date of Birth: February 14, 1941

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Calvin n/m/n Brendtke a/k/a Calvin Brendtke, died February 18, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Barbara Kay Brendtke, personal representative or to both the probate court at 101 E. Huron St., Ann Arbor, Michigan 48107 and the personal representative within 4 months after the date of publication of this notice.

BARBARA KAY BRENDTKE
Personal Representative
7320 Steeplechase Drive
Saline, MI 48176
(734) 223-8604
George S. Fekaris, Esq. (P-43841)
Attorney at Law
41000 W. 7 Mile Rd., Ste. 200
Northville, MI 48167
(248) 347-2950

(11-14)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
2024-001163-DE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072
Estate of

CHRISTINE ANNE LAKIN a/k/a CHRISTINE A. LAKIN, Deceased
Date of Birth: September 23, 1953

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Christine Anne Lakin, died July 4, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Bridget Rouhan, personal representative or to both the probate court at 101 E. Huron St., Room 1104, Ann Arbor, Michigan 48107 and the personal representative within 4 months after the date of publication of this notice.

Dated: October 29, 2024
BRIDGET ROUHAN
Personal Representative
42227 Pellston Drive
Northville, MI 48167
(248) 767-5741
John P. Herzog (P-43759)
Attorney at Law
23290 Farmington Road
P.O. Box 321
Farmington, MI 48332
(248) 474-0015

(11-14)

PUBLICATION NOTICE TO CREDITORS
DECEDENT'S TRUST ESTATE
STATE OF MICHIGAN, County of Washtenaw
Estate of

Douglas Duncan Freeth a/k/a Douglas D. Freeth a/k/a Douglas Freeth, deceased
Decedent's date of birth: August 25, 1935
Name of Trust: Douglas D. Freeth Trust dated January 7, 2000, as amended
Date of Trust: January 7, 2000

NOTICE TO CREDITORS: The decedent, Douglas D. Freeth, who lived at 2128 Melrose Avenue, Ann Arbor, Michigan 48104, died on October 6, 2024. 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 Lucia L. Freeth, named Successor Co-Trustee, or Amy L. Glenn, Attorney for the Trust, 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.

Date: November 7, 2024
LUCIA L. FREETH
Successor Co-Trustee
2128 Melrose Avenue
Ann Arbor, Michigan 48104
Amy L. Glenn (P-38110)
Butzel Long
201 W. Big Beaver Road, Suite 1200
Troy, MI 48084
(248) 258-1616

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PUBLICATION NOTICE TO CREDITORS
DECEDENT'S TRUST ESTATE
STATE OF MICHIGAN – County of Washtenaw
Estate of

ELLEN S. POTEET
Decedent's date of birth October 30, 1960

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Ellen S. Poteet who lived at 208 Doty Avenue, Ann Arbor, MI, died April 3, 2024. There is no probate estate. The trust estate will be administered pursuant to the provisions of the Ellen S. Poteet Trust Under Agreement dated July 23, 2018, Restated June 30, 2023.

Creditors of the deceased are notified that all claims against the trust estate will be forever barred unless presented to the Trustee, PNC Bank, C/O Chris Whitcomb at 755 W. Big Beaver, Suite 1500, Troy, MI 48084 within 4 months of the publication of this notice.

PNC Bank Attn: Chris Whitcomb
755 W. Big Beaver, Suite 1500
Troy, MI 48084
TRUSTEE

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NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
23-000250-DE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072
Estate of

TIZHI SU, Deceased
Date of Birth: December 4, 1942

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Tizhi Su, died October 10, 2022.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Zong Mei Bian, personal representative or to both the probate court at 101 E. Huron St., Ann Arbor, Michigan 48107 and the personal representative within 4 months after the date of publication of this notice.

Dated: November 5, 2024
ZONG MEI BIAN
Personal Representative
51 Citrus Glen
Buena Park, CA 90620
(415) 298-8147

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