

LEGAL NOTICES

(Continued from Page 7)

Planning Commission will hold a public hearing on the following matter:

A request, by Frank Grohnert for Marie-Claire A Anderson, 3245 Forshee Lane, H -08-08-400-011, for a variance from the Scio Township Private Road Ordinance to allow a parcel division and new residential construction on an existing road established prior to the Township's current Private Road Standards. (PRV#24001)

Details concerning the aforementioned matters may be examined at the Township Offices at 827 N. Zeeb Road by interested persons during office hour's weekdays, between 8:00 AM and 4:00 M.

Any person having interest in said Township or their duly appointed representatives shall there and then be heard at the above described meetings or adjournment thereat relative to any matters that should come before the Planning Commission.

Scio Township will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing 10 days notice to Scio Township. Individuals with disabilities requiring auxiliary aids or services should contact Scio Township by writing or call the following. Scio Township Hall (734) 369-9400.

Scio Township Clerk

SunTimes 2024-07-24
Washtenaw Legal News 2024-07-25

ANN ARBOR CITY APPROVAL
NOTICE ORDINANCE NO. ORD-24-13
SOUTHTOWN CONDITIONAL
ZONING AMENDMENT

An Ordinance to Amend the Zoning Map, Being a Part of Section 5.10.2 of Chapter 55 of Title V of the Code of the City of Ann Arbor, (1601 S. State Street - Southtown Rezoning from C1A/R With [2023] Conditions to C1A/R With [2024] Conditions) 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:

Lots 1, 2, 3, and 4, Stimson Subdivision, as recorded in Liber 5, Page 30, Washtenaw County Records, and Lots 9, 10, 19, 20 and part of Lots 8 and 18, and the vacated alley adjacent to said Lots 9, 10, 19, and 20, and the vacated alley adjacent to said parts of Lots 8 and 18, Block 3, Hamilton, Rose and Sheehan's Addition, as recorded in Liber 1, Page 24, being part of the Southwest 1/4 of Section 33, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, described as: Commencing at the Southwest corner of said Lot 1 and the Point of Beginning; thence N01°17'27"W 273.32 feet along the East right-of-way line of South State Street; thence S87°04'31"E 263.92 feet along the South right-of-way line of Henry Street; thence S01°21'25"E 273.31 feet along the West right-of-way line of White Street; thence S87°04'31"W 264.23 feet along the North line of Stimson Street to the Point of Beginning. Contains 1.66 acres. in the City of Ann Arbor, Washtenaw County, Michigan as C1A/R (Campus Business Residential) District WITH CONDITIONS, in accordance with the attached Conditional Zoning Statement of Conditions which is hereby adopted and incorporated herein.

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 July 15, 2024.

Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Mayor of the City of Ann Arbor

(07-25)

NOTICE TO CREDITORS
Decedent's Estate
File No. 2024-000790-DE
STATE OF MICHIGAN, Probate Court,
County of Washtenaw
Estate of
ANNAMARIA BEGO FELBECK
Date of Birth: July 8, 1937

TO ALL CREDITORS:
The Decedent, Annamaria Bego Felbeck, died on May 28, 2024.

Creditors of the decedent are notified that all claims against the Annamaria Bego Felbeck Estate, will be forever barred unless presented to Richard R. Zmijewski, personal representative, or to the probate court at 101 E. Huron Street, Ann Arbor, Michigan 48104 within 4 months after the date of publication of this notice.
Richard R. Zmijewski
1590 Eisenhower Place
Ann Arbor, MI 48108
(734) 668-4100
Mitzel Law Group, PLC
Theresa M. Urbanic (P-68005)
1590 Eisenhower Place
Ann Arbor, MI 48108
(734) 668-4100

(07-25)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-000452-DE
STATE OF MICHIGAN, Probate Court,

Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072
Estate of
DOREEN HELEN BINDER, Deceased
Date of Birth: April 8, 1925

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Doreen Helen Binder, died August 17, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Sally Byrum Smith and Douglas Smith, 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.
SALLY SMITH and
DOUGLAS SMITH
Personal Representative
8211 Donovan Rd.
Dexter, MI 48130
Mariah Evans Fink (P-73757)
Attorney at Law
320 N. Main St., Ste. 420
Ann Arbor, MI
(734) 994-1077

(07-25)

NOTICE TO CREDITORS:
Elizabeth M. Schick, who was born on November 26, 1928, died on May 10, 2024, having been domiciled in Washtenaw County, Michigan. Elizabeth M. Schick was the settlor of a trust established on April 6, 1999.

The name of that trust is the Elizabeth M. Schick Trust. At her death, Elizabeth M. Schick was serving as co-trustee with Matthew Schick. The current trustee of that trust is Matthew Schick, whose address is 641 S. Melbourne, Dearborn, MI 48124.

The trustee's attorney is Douglas R. Coskey whose address is 2751 Byington Blvd., Ann Arbor, MI 48105-9683.

There is no probate estate for Elizabeth M. Schick. Creditors of Elizabeth M. Schick are notified that all claims against her or the Elizabeth M. Schick Trust will be forever barred unless presented to Matthew Schick, trustee, at his address within 4 months after the date of publication of this notice.
Dated: July 17, 2024
Douglas R. Coskey P25168
2751 Byington Blvd.
Ann Arbor, MI 48105-9683
(734) 646-2587

(07-25)

TRUSTEE'S
NOTICE TO CREDITORS
TO ALL CREDITORS:

Your interest in The Jill A. Sharkey Restatement of Declaration of Trust under agreement dated July 16, 2009, as amended and restated, may be barred or affected by the following:

The decedent, Jill A. Sharkey, was the Settlor, and her date of death is March 24, 2024. There is no personal representative of the decedent's estate to whom Letters of Authority have been issued.

Creditors of the decedent are notified that all claims against The Jill A. Sharkey Restatement of Declaration of Trust will be forever barred unless presented to Mary Jane Eder, who is the Successor Trustee, of 720 Island Lake, Chelsea, MI 48118, within four months after the date of publication of this Notice. Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it.
Dated: July 18, 2024
Francis D. Grohnert (P34198)
Attorney for Successor Trustee
8077 Main St., P.O. Box 386
Dexter, MI 48130
(734) 426-4597

(07-25)

PUBLICATION OF NOTICE OF
HEARING REGARDING
PETITION FOR NAME CHANGE
CASE NO. and JUDGE
24-827-NC
Judge Owdziej

STATE OF MICHIGAN, 22nd Judicial Circuit - Family Division, Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48107-8645; (734) 222-3270
In the Matter of

KENNETH A. THOMAS
TO ALL INTERESTED PERSONS including: whose address(es) is/are unknown, and whose interest in the matter may be barred or affected by the following:
TAKE NOTICE: Kenneth Thomas has filed a petition for name change.
A name change hearing will be held on September 6, 2024 at 9:00 A.M. via Zoom ID# 743 377 8758 before Judge Owdziej to change the name of Kenneth A. Thomas to Kenneth Angelo Thomas.

(07-25)

PUBLICATION OF NOTICE OF
HEARING REGARDING
PETITION FOR NAME CHANGE
CASE NO. and JUDGE
24-001261-NC
Judge Julia B. Owdziej

STATE OF MICHIGAN, 22nd Judicial Circuit - Family Division, Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48107-8645; (734) 222-3270
In the Matter of

MIRANDA MICHELE JONES
TO ALL INTERESTED PERSONS including: whose address(es) is/are unknown, and whose interest in the matter may be barred or affected by the following:
TAKE NOTICE: Miranda Michele Jones has filed a petition for name change.
A name change hearing will be held on September 6, 2024 at 9:00 A.M. via Zoom ID# 743 377 8758 before Judge Julia B. Owdziej to change the name of Miranda Michele Jones to Miranda Michele Hill.
(07-25)

PUBLICATION OF NOTICE OF
HEARING REGARDING
PETITION FOR NAME CHANGE
CASE NO. and JUDGE
24-1069-NC
Judge Julia B. Owdziej

STATE OF MICHIGAN, 22nd Judicial Circuit - Family Division, Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48107-8645; (734) 222-3270
In the Matter of

LAURA GWENDOLYN TESSIER
TO ALL INTERESTED PERSONS including: whose address(es) is/are unknown, and whose interest in the matter may be barred or affected by the following:
TAKE NOTICE: Laura Gwendolyn Tessier has filed a petition for name change.
A name change hearing will be held on September 6, 2024 at 9:00 A.M. at 101 E. Huron St., Ann Arbor, Michigan 48107 before Judge Julia B. Owdziej to change the name of Laura Gwendolyn Tessier to Laura Gwendolyn Smith.
(07-25)

(07-25)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-811-DE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072
Estate of
MALCOLM JOHN MORRISON, Deceased
Date of Birth: November 25, 1950

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Malcolm John Morrison, died May 5, 2024.
Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Janet L. Sweet, 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: July 22, 2024
JANET L. SWEET
Personal Representative
3707 E. Northfield Church Rd.
Ann Arbor, MI 48105
(734) 239-9190

(07-25)

NOTICE TO CREDITORS
STATE OF MICHIGAN, Probate Court, Washtenaw County

The Settlor, Monavar Azimifiroozi (date of birth: September 29, 1933), who lived at 2359 Yost Boulevard, Ann Arbor, Michigan 48104, died March 26, 2024. There is no personal representative of the Settlor's estate to whom Letters of Authority have been issued.

Creditors of the decedent are notified that all claims against the Monavar Azimifiroozi Trust dated October 5, 2020 will be forever barred unless presented to Sima Haghpasand, Trustee of 7716 Pioneer Drive, Ypsilanti, Michigan 48197 or Sou-san Haghpasand, Trustee of 7716 Pioneer Drive, Ypsilanti, Michigan 48197 within 4 months after the date of publication.

Notice is further given that the Trust will thereafter be assigned and distributed to the persons entitled to it. This notice is published pursuant MCL §700.7608.
Hedye M. Cassar (P-45665)
Attorney for Trustee
24500 Ford Rd., Ste. 1
Dearborn Heights, MI 48127
(313) 730-1393
(07-25)

NOTICE TO CREDITORS
Decedent's Trust Estate
In the Matter of:
THE BIRD REVOCABLE TRUST
DATED FEBRUARY 12, 2008,
AS AMENDED AND RESTATED
ON APRIL 6, 2017
Date of Birth: January 29, 1947

NOTICE TO CREDITORS: The Settlor/Grantor and Initial Trustee, Raymond Aumock Bird, died on June 22, 2024.
Creditors of the Settlor/Grantor and Initial Trustee are notified that all claims against the trust estate will be forever barred unless presented to Hantz Trust, appointed Successor Trustee, within four (4) months after the date of publication of this notice.
Date: July 18, 2024
Hantz Trust
26200 American Drive, 5th Floor
Southfield, MI 48034
(248) 304-2855

(07-25)

GENERAL NOTICE TO CREDITORS

Take notice that Royal Stuart LLC, a Michigan limited liability company, whose address is 6570 Walsh Rd, Dexter, MI, 48130 (Company), has been dissolved pursuant to Section 801(a) of 1993 PA 23, as amended. This notice is being published pursuant to Section 807 of 1993 PA 23, as amended.

Creditors of the Company are notified that a claim against the Company will be barred unless a proceeding to enforce such claim is commenced within one year of the date of this notice. Claims should include the name of claimant, address, telephone number, amount of claim, and identification and description of transaction of facts out of which the claim arose.
Prepared by:
CHALGIAN & TRIPP LAW OFFICES
Elizabeth S. Graziano (P73894)
250 W. Eisenhower Pkwy, Suite 110
Ann Arbor, MI 48103
(07-25)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-640-DE

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

THOMAS R. STACHLER, Decedent
Date of Birth: February 25, 1953

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Thomas R. Stachler, died April 13, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Vanda Stachler, 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: July 22, 2024
VANDA STACHLER
Personal Representative
60 Timber Ridge Court
Milan, MI 48160
(734) 276-3900
David M. Steingold (P-72018)
Attorney at Law
P.O. Box 131435
Ann Arbor, MI 48113
(734) 994-6695

(07-25)

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 Washtenaw County, starting promptly at 10:00 AM, on August 22, 2024. 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): Chayla Turman, a married woman and Joshua Elia Turman by way of signing Loan Modification recorded 11/15/2023
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: June 28, 2012
Date of Mortgage Recording: July 6, 2012
Amount claimed due on date of notice: \$59,296.83
Description of the mortgaged premises: Situated in Charter Township of Superior, Washtenaw County, Michigan, and described as: Lot 599 Woodland Acres Subdivision No. 7 as recorded in Liber 21 of Plats, Pages 29 and 30, Washtenaw County Records
Common street address (if any): 1794 Hamlet Dr, Ypsilanti, MI 48198-3611
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: July 25, 2024
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515

(07-25)(08-15)

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(07-25)(08-15)

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 WASHTENAW County, starting promptly at 10:00 AM, on August 22, 2024.
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 Gloria Hernandez, single woman, whose address is 8698 Lilly Drive, Ypsilanti, Michigan 48197, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage 1 Inc., being a mortgage dated

October 7, 2011, and recorded on October 18, 2011 in Liber 4869 Page 850, Washtenaw County Records, State of Michigan and assigned by said mortgagee through mesne assignments to Carrington Mortgage Services, LLC, as assignee as documented by an assignment dated July 10, 2024 and recorded in Washtenaw County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of ONE HUNDRED TWENTY-SEVEN THOUSAND EIGHT HUNDRED EIGHTY-TWO AND 90/100 DOLLARS (\$127,882.90).

Said premises are situated in the Township of Ypsilanti, County of Washtenaw, State of Michigan, and are described as:

Lot(s) 185, Whispering Meadows Subdivision No. 2, as recorded in Liber 34 of Plats, Page(s) 69 through 75, Washtenaw County Records.

Street Address: 8698 Lilly Drive, Ypsilanti, Michigan 48197

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: July 25, 2024
For more information, please contact the attorney for the party foreclosing: Kenneth J. Johnson, Johnson, Blumberg, & Associates, LLC, 5955 West Main Street, Suite 509, Kalamazoo, MI 49009. Telephone: (312) 541-9710. File No.: MI 24 5811

(07-25)(08-15)

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 Washtenaw County, starting promptly at 10:00 AM on AUGUST 29, 2024. 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 Mark A. Thomas and Lisha Thomas, to Mortgage Electronic Registration Systems, Inc., as nominee for Investaid Corporation, Mortgagee, dated February 10, 2006 and recorded March 8, 2006 in Liber 4542, Page 968 and Loan Modification Agreement recorded on March 27, 2009, in Liber 4725, Page 893, Washtenaw County Records, Michigan. Said mortgage is now held by Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2006-2 Mortgage Loan Asset Backed Certificates, Series 2006-2, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Forty-One Thousand Three Hundred Ninety-Two and 44/100 Dollars (\$241,392.44).

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 Washtenaw County, Michigan at 10:00 AM on AUGUST 29, 2024.

Said premises are located in the Township of Ypsilanti, Washtenaw County Michigan, and are described as:

Lot 146, Tremont Park Subdivision Phase No. 2, according to the plat thereof, as recorded in Liber 35, Page(s) 19 through 27, both inclusive, Washtenaw County Records.

7098 Wellington Ln, Ypsilanti, Michigan 48197

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

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