

ADVERTISING POLICIES

Advertiser shall indemnify and save Publisher harmless from any loss or expense, including reasonable attorney fees, resulting from claims or suits based on the content of the copy submitted to Publisher or published.

Failure to publish copy as ordered or material typographical errors by Publisher shall entitle advertiser to credit for actual space of error, which credit shall be the sole remedy to advertiser.

Publisher reserves the right, at its absolute discretion and at any time, to reject any advertising copy, whether or not it has been previously acknowledged and/or published.

LEGAL NOTICES

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination.

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.



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

Public Hearing Notice
City of Ypsilanti Zoning Board of Appeals

Monday 1 July 2024 7:00 PM
Council Chambers
1 South Huron St.
Ypsilanti, MI 48197

The Zoning Board of Appeals (ZBA) will hold a regular meeting on **Monday, July 1, 2024, at 7 PM** in the Council Chambers, 1 S. Huron Street, Ypsilanti, MI 48197. The purpose of the meeting is to hold a public hearing, review, and form a decision on an appeal application submitted for 708 Pearl.

At the May 2024 Planning Commission meeting, the Planning Commission approved a fourplex at 708 Pearl with conditions. One of the conditions includes requesting a variance for a proposed driveway, and the applicant has applied for this variance. The public will be able to comment during the Public Hearing. For those who are unable to attend in person, but would like to make a public comment, please email any public comments by 5 pm, June 26th, 2024, to the city planner.

Zoning Board of Appeals agendas and packets including presentations and staff reports, are available at cityofypsilanti.com/AgendaCenter. For further information, please call Joshua Burns, City Planner, at 734-483-9646 or email jburns@city-ofypsilanti.com. For a full calendar of City events, please go to our website at city-ofypsilanti.com/calendar.aspx.

The City invites all interested persons to attend this meeting or to send written comments to the City of Ypsilanti, Community & Economic Development Department, One South Huron Street, Ypsilanti, Michigan 48197. The City of Ypsilanti will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials be-ing considered at the meeting. Individuals requiring auxiliary aids or services should provide two (2) days' notice to the City and contact the City by writing the City Clerk's Office, One South Huron Street, Ypsilanti, Michigan 48197; or by calling the Clerk's Office at (734) 483-1100.

LANDLORDS, PLEASE NOTIFY YOUR TENANTS OF THIS CASE

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197
(734) 483-1100

Tracey Boudreau
City Clerk
Posted 11 June 2024

WASHTENAW COUNTY BOARD OF COMMISSIONERS PUBLIC NOTICE – SEEKING CITIZEN VOLUNTEERS FOR Washtenaw County Community Mental Health Board

The Washtenaw County Board of Commissioners is looking for citizens to volunteer for a position on the Washtenaw County Community Mental Health Board. These appointments will be made during the Board's upcoming session on July 10, 2024, at 7:00 p.m. held at 220 N. Main St., Ann Arbor, MI 48104 and virtually via Zoom.

Interested individuals may submit an application through any of the following methods:

- Submit online at: https://ewashtenaw.formstack.com/forms/board_application (preferred method).
- Email a letter of interest and resume to appointments@washtenaw.org.
- Mail a letter of interest and resume to the Washtenaw County Clerk's office, Attention: Appointments, P.O. Box 8645, Ann Arbor, Michigan 48107.
- Submit a letter of interest and resume via fax at (734) 222-6528.

Those resumes received by June 24, 2024, will be submitted to the Board of Commissioners for its consideration on July 10, 2024.

The appointment will become effective immediately.

Ø Community Mental Health Board – The Board of Commissioners is looking to fill one (1) position representing the General Public for a partial term ending March 31, 2026.

The Washtenaw County Community Mental Health (CMH) Board advises the Washtenaw County Board of Commissioners, supports the work of the Washtenaw County CMH Agency, and provides mission-based leadership and strategic governance advice to the CMH Director and Washtenaw County Board of Commissioners.

For more information on the CMH Board, please visit www.washtenaw.org/1897/WCCMH-Board

For assistance completing an application, please contact Bryce Allmacher, Deputy Clerk/Program Manager, at (734) 222-6655 or appointments@washtenaw.org.

For additional information on the Community Mental Health Board, please contact Rachel Avedisian, CMH Management Analyst, at avedisianr@washtenaw.org. (06-13)

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

In the matter of:

ABBUD AYYUB BISHAR, Deceased
Decedent's Date of Birth:
November 8, 1935
Name of Trust:
ABBUD BISHAR TRUST, dated May 17, 1995, as amended and restated TO ALL INTERESTED PERSONS:

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

The grantor, ABBUD BISHAR, who lived at 2902 Salem Drive, Ann Arbor, Michigan 48105, died April 13, 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 Steven Mellos, Trustee, 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: June 6, 2024
Howard & Howard PLLC
George Malis, Esq. (P32418)
450 W 4th Street
Royal Oak, Michigan 48067
(248) 723-0418
Attorney for Trustee
Steven Mellos, Trustee
645 Lakeshore
Grosse Pointe Shores, Michigan 48236 (06-13)

NOTICE TO CREDITORS Decedent's Estate CASE NO. and JUDGE 24-625-DE

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

JERRY R. ROSE SR.
Date of Birth: February 16, 1948
TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Jerry R. Rose, Sr., died December 18, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Janey L. Wilbanks, 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: June 6, 2024
JANEY L. WILBANKS
Personal Representative
1722 S. Grove Rd., Apt. 204C
Ypsilanti, MI 48198
(734) 480-2919

Pear Sperling Eggan & Daniels, P.C.
Mark W. Nelson (P58712)
Attorney at Law
24 Frank Lloyd Wright Dr., Ste. D-2000
Ann Arbor, MI 48105
(734) 665-4441 (06-13)

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 July 11, 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): Kim Rodriguez, a single woman

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

Foreclosing Assignee (if any): FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2023-1

Date of Mortgage: August 16, 2019

Date of Mortgage Recording: August 22, 2019

Amount claimed due on date of notice: \$116,422.12

Description of the mortgaged premises: Situated in Charter Township of Superior, Washtenaw County, Michigan, and described as: Unit No. 24, Lakeview Estates Condominium, according to the Master Deed recorded in Liber 1438, Page 25, and as amended by First

Amendment to Master Deed as recorded in Liber 1451, Page 972, and as amended by Second Amendment to Master Deed as recorded in Liber 1457, Page 160, and as amended by Third Amendment to Master Deed as recorded in Liber 1463, Page 54, and as amended by Fourth Amendment to Master Deed as recorded in Liber 1463, Page 559, and as amended by Fifth Amendment to Master Deed as recorded in Liber 1463, Page 564, and as amended by Sixth Amendment to Master Deed as recorded in Liber 1486, Page 184, and as amended by Seventh Amendment to Master Deed as recorded in Liber 1557, Page 724, and as amended by Eighth Amendment to Master Deed as recorded in Liber 1575, Page 244, and as amended by Ninth Amendment to Master Deed as recorded in Liber 1648, Page 410, and as amended by Tenth Amendment to Master Deed as recorded in Liber 1982, Page 276, and as amended by Eleventh Amendment to Master Deed as recorded in Liber 4569, Page 9, and as amended by Twelfth Amendment to Master Deed as recorded in Liber 5000, Page 503, Washtenaw County Records, designated as Replat No. 3 of Washtenaw County Condominium Subdivision Plan No. 21, together with the rights in general common elements and limited common elements, as set forth in said Master Deed and as described in Act 229 of the Public Acts of 1963, as amended.

Common street address (if any): 1875 Sheffield Dr, Ypsilanti, MI 48198-3635

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 13, 2024

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

1532279 (06-13)(07-04)

ANN ARBOR CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING

The Ann Arbor Township Planning Commission will hold a public hearing at their regularly scheduled meeting at 7:30 pm on Monday, July 1, 2024, to hear comment on rezoning request ZC-02-24.

Petitioner/owner David R. Glass, Jr. is requesting rezoning of parcel I -09-23-180-005, 4.60 acres including a single-family residence at 1575 Earhart Rd., from A-1 to R-3. Meeting will take place at Township Office at 3792 Pontiac Trail, Ann Arbor, MI and also via video conference call.

Please visit aatwp.org for details on how to participate via video conference call.

Applications, plans and documents are available for review or purchase at Ann Arbor Township, 3792 Pontiac Trail, Ann Arbor, MI 48105, Monday through Friday, 8:30 am – 12 pm and 1 pm – 4:30 pm.

Written comments may be submitted to the Township Hall before 12:00 pm on the day of the meeting by mail or email to planning@aatwp.org.

All interested parties are invited to attend and express their views. Rena Basch, Township Clerk (06-13)

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 July 11, 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.

Name(s) of the mortgagor(s): Louis D. Rhoden III, a Single Man

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Rocket Mortgage, LLC, FKA Quicken Loans, LLC, its successors and assigns

Foreclosing Assignee: Rocket Mortgage, LLC, FKA Quicken Loans, LLC

Date of Mortgage: August 24, 2021

Date of Mortgage Recording: September 16, 2021

Amount claimed due on mortgage on the date of notice: \$252,085.43

Description of the mortgaged premises: Situated in the City of Ann Arbor, Washtenaw County, Michigan, and are described as:

Unit(s) 102, Liberty Pointe Condominium, according to the Master Deed recorded in Liber 2238, Page 239, Washtenaw County Records, and any amendments thereto, and designated as Washtenaw County Condominium Subdivision Plan No. 92, 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 1978, as amended. Commonly Known as: 541 Liberty Pointe Dr., Unit 102, Ann Arbor, MI 48103

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: 06/13/2024

Potestivo & Associates, P.C.
251 Diversion Street,
Rochester, MI 48307
248-853-4400
319054

(06-13)(07-04)

PUBLICATION NOTICE TO CREDITORS TRUST ESTATE STATE OF MICHIGAN, County of Washtenaw.

In the matter of the

MARKEY E. ROGERS TRUST
dated April 29, 1988
Decedent's date of birth:
January 27, 1945
TO ALL INTERESTED PERSONS:

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

The decedent, Markey Edward Rogers, lived at 3990 Ridgmaar Square Drive, Ann Arbor, Michigan 48105, and died May 28, 2024.

Creditors of the decedent are notified that all decedent's assets were held by the Trustee at decedent's death, and the decedent has no probate estate.

Creditors of the decedent are further notified that all claims against the trust estate will be forever barred unless presented to: Jason Rogers, Trustee, at 1096 Whirlaway Dr., Union, Kentucky 41091 within four (4) months of the publication of this notice.

This notice is published pursuant to MCL 700.7608. If a probate estate is opened in the future for the decedent, this notice is intended to satisfy the requirements of MCL 700.3801.

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

ATTORNEY:
Miriam Saffo (P82879)
Ferguson Widmayer & Clark PC
538 North Division
Ann Arbor, MI 48104
(734) 662-0222 (06-13)

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-24-11 732

PACKARD PUD ZONING DISTRICT AND SUPPLEMENTAL REGULATIONS
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 (732 Packard PUD Zoning District and Supplemental Regulations) 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:

BEGINNING at the Southeasterly Corner of Lot 4, Block 4 of "MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR", as recorded in Liber 60 of Deeds, Pages 134 and 135, Washtenaw County Records; thence S51°18'08"W 198.00 feet along the Southeasterly line of said Lot 4; thence N39°03'51"W 36.80 feet along the Southwesterly line of said Lot 4, thence N12°15'03"W 56.33 feet; thence S88°43'13"W 70.89 feet; thence N01°23'37"W 269.88 feet along the West line of said "MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR" and its' extension thereof, also being the East line of South State Street (66 feet wide); thence S89°13'35"E 36.07 feet; thence N50°56'09"E 35.98 feet; thence S39°03'51"E 322.28 feet along the Northeasterly line of said "MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR", also being the Southwesterly line of Packard Street (66 feet wide) to the POINT OF BEGINNING. Being part of Lots 1, 3, & 4 and all of Lot 2, Block 4 of "MAP OF HILLS ADDITION TO THE CITY OF ANN ARBOR", as recorded in Liber 60 of Deeds, Pages 134 and 135, Washtenaw County Records. Being part of the NW 1/4 of Section 33, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan and containing 1.27 acres of land, more or less, in the City of Ann Arbor, Washtenaw County, Michigan as PUD (Planned Unit Development District) in accordance with the attached 732 Packard PUD Supplemental Regulations, which are hereby adopted and incorporated herein. Section 2. Findings The basis for City Council's approval of this ordinance is as follows:

The PUD satisfies the standards for PUD zoning district review in Section 5.29.11.F of Chapter 55 of Title V of the Code of the City of Ann Arbor given the following:

1. The use, physical characteristics, design features, or amenities proposed have beneficial effects for the City, in terms of public health, safety, welfare, aesthetics, or convenience. In this case, the beneficial effects that warrant this rezoning to PUD include reduced carbon emissions, reduced urban sprawl and vehicular traffic, increased housing density, greater housing affordability, and neighborhood park improvements, which are described more fully in the Supplemental Regulations.
2. The beneficial effects cannot be achieved under any other zoning classification because other zoning classifications do not require the beneficial effects that are provided by the PUD zoning district (such as the requirement of a LEED Silver building and integrated solar power to help reduce carbon emissions) either at all or to the degree required in the PUD district.
3. The use proposed does not have a detrimental effect on public utilities or surrounding properties for the following reasons:
 - a. City Council agrees with the conclusion of the City's engineers' analysis of the PUD use for impacts to public water and sanitary sewer systems, which determined that these public utilities have adequate capacity to serve the district with no detrimental effect on surrounding properties.
 - b. The PUD district is required to comply with all City stormwater ordinances, which ensures that stormwater from the project meets all existing City requirements. As a majority of properties in the district do not currently have stormwater control measures, the installation of a system consistent with current regulations will result in a net improvement of water run-off in the area.
 - c. The proposed development in the PUD zoning district, being subject to the applicable standards of the Unified Development Code, does not introduce any effects related to stormwater management, drainage, soil erosion, sedimentation control, outdoor lighting, or other applicable development standards that are not already possible given uses in the current underlying zoning.
 - d. City Council agrees with the conclusion of the City's traffic engineers' analysis that the multimodal transportation study provided by the developer for potential impacts of development in the proposed PUD zoning district found no unmitigated detrimental effects on surrounding property, with some improvements leading to additional safety and efficiencies in the public streets when compared with the existing zoning designation and uses.
 - e. The permitted uses for the proposed PUD zoning district are identical as the uses allowed in the underlying as well as surrounding C1A/R zoning designation (with the minor exception of Temporary Outdoor Activities in the PUD district). As such, the rezoning to PUD continues to be consistent with surrounding uses and does not have a detrimental effect on surrounding properties.
 4. The use or uses proposed are consistent with the City's Comprehensive Plan and policies adopted in that they follow the overarching goals of the City's Comprehensive Plan and City policies, which encourages more dense development with a particular emphasis on more housing overall and a wider range of housing types, encouraging more sustainable developments, living arrangements with less or no reliance on personal vehicles, and reduced vehicle miles travelled.

Also, given the underlying C1 A/R zoning designation of the site and surrounding

LEGAL NOTICES

(Continued from Page 6)

area, the required standards regarding design and massing of the PUD zoning are consistent with the goals and strategies of the Land Use Element of the Comprehensive Plan that emphasize the orderly transitions between higher densities or commercial (and mixed) uses and residential neighborhoods. The City has determined that any departure from the Comprehensive Plan is justified by the beneficial effects provided by the PUD zoning district as listed in the Supplemental Regulations.

5. The PUD zoning district exceeds the residential density of the underlying zoning district by more than 25%, and is subject to the standard that at least 15% of the total dwelling units are required to be Affordable Housing Dwelling Units or a payment in lieu shall be provided. Here the PUD requires that 16% of the residential floor area will be dedicated to affordable housing dwelling units or a payment-in-lieu contribution of \$6,620,604 will be made to the City's Affordable Housing Fund.

6. The Supplemental Regulations include findings regarding the benefits of the PUD, as well as specific enforceable requirements and standards which satisfy the requirement for analysis and justification sufficient to determine what the purported benefit is, how the special benefit will be provided, and performance standards by which the special benefit will be evaluated.

7. Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the district is provided. Front setbacks measured from back of curb as well as from the lot line ensure sufficient amenity and walking zones, electric vehicle charging stations are included at a higher rate than normally required, and alternative methods of transportation are encouraged with bicycle parking requirements that are beyond that required by the underlying zoning designation, including the inclusion of specific requirements for both cargo bicycles and e-bikes.

8. Disturbance of natural features, historical features, and historically significant architectural features are limited to the minimum necessary to allow a reasonable use of the land. There are minimal natural features on site, including two landmark trees, and the zoning ordinance requires mitigation of those trees.

There are no historical or historically significant features. The benefits, listed above, by the zoning district to the community are substantially greater the impact to the very minimal natural features on the site. City Council hereby incorporates the Planning Staff report by reference in these findings, and has based its decision on the complete City record of review, including but not limited to, City Staff review, the Planning Commission review, public hearings and communications, and City Council's deliberation of the PUD zoning ordinance.

Section 3. 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 June 3, 2024.

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

(06-13)

NOTICE IS HEREBY GIVEN, pursuant to Act 344 of the Public Acts of 1982 that a REPORT OF THE PROCEEDINGS OF THE WASHTENAW COUNTY BOARD OF COMMISSIONERS session held on June 5, 2024, will be available for public inspection and copying from 8:30 a.m. to 5:00 p.m. Monday through Friday, beginning Wednesday, June 12, 2024, at the Office of the County Clerk/Register, Suite 120, 200 N. Main Street, Ann Arbor, Michigan.

(06-13)

The Washtenaw County Sheriff's Office, the City of Ann Arbor, and MSP will hold a public abandoned vehicle auction on **Thursday, June 20, 2024.**

The first sale will be held at Sakstrups Towing, 5600 S State, Ann Arbor, Michigan. Vehicles may be inspected starting at 8:00 a.m. This sale will begin at 8:30 a.m.

The second sale will be held at Tri-angle Towing, 2040 Federal, Ann Arbor, Michigan. Vehicles may be inspected starting at 9:30 a.m. This sale will begin at 10:00 a.m.

The third sale will be held at Brewer's North Campus BP, 1763 Plymouth Road, Ann Arbor, Michigan. Vehicles may be inspected starting at 10:30 a.m. This sale will begin at 11:00 a.m.

To view list of vehicles available for auction, please visit <https://www.washtenaw.org/1720/Abandoned-Vehicle-Auctions>

(06-13)

LEGAL NOTICE

SALE OF PROPERTY FORECLOSED FOR NON-PAYMENT OF TAXES

Under provisions of The General Property Tax Act (Public Act 206 of 1893, as amended, MCL 211.1 to MCL 211.157) Washtenaw County Treasurer, Catherine McClary, hereby publishes the times and locations for the sale to the highest bidder of property foreclosed for non-payment of taxes

July 22-24, 2024
September 2-4, 2024
September 30-October 2, 2024

Properties will be auctioned online beginning at 10 am at www.auction.com

For list of all properties, photos, and minimum bid prices as well as Terms and Conditions of Sale, contact www.washtenaw.org/auction

BY ORDER OF THE
WASHTENAW COUNTY TREASURER,
CATHERINE MCCLARY,
JUNE 13, 2024

(06-13)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-656-DE

Julia B. Owdziej

STATE OF MICHIGAN, Probate Court,
Washtenaw County, 101 E. Huron St.,
Room 1104, Ann Arbor, MI 48104; (734) 222-3072
Estate of

AMY L. HOFING, Deceased
Date of Birth: September 18, 1941

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Amy L. Hofing, died May 8, 2024. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Linda L. Upton, personal representative or to both the probate court at 101 E. Huron St., Ann Arbor, Michigan 48104 and the personal representative within 4 months after the date of publication of this notice.

Dated: June 10, 2024

LINDA L. UPTON
Personal Representative
3116 Bolgos Circle
Ann Arbor, MI 48105
(734) 476-6480

Constance L. Jones (P-40995)
Attorney at Law
P.O. Box 496
Dexter, MI 48130
(734) 747-9989

(06-13)

TO ALL CREDITORS:

The Settlor, Annamaria B. Felbeck, born July 8, 1937, who lived at 4001 Glacier Hills Drive #148, Ann Arbor, MI 48105, died May 28, 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 Annamaria B. Felbeck Trust, dated November 23, 2021, will be forever banned unless presented to Richard R. Zmijewski, Trustee, 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.

RICHARD R. ZMIJEWSKI
Trustee
1590 Eisenhower Place
Ann Arbor, MI 48108
734-668-4100

Theresa M. Urbanic, Esq.
Mitzel Law Group PLC
1590 Eisenhower Place
Ann Arbor, MI 48108
734-668-4100

(06-13)

PUBLICATION OF HEARING
Case No. 23-68-NA

STATE OF MICHIGAN, Judicial Circuit - Family Division, Washtenaw County
TO: ROBIN HESSON
IN THE MATTER OF:

BABY GIRL HESSON

A hearing regarding an abuse/neglect petition will be conducted by the court on **October 22, 2024** at 9:30 am in Washtenaw County Trial Court, 101 E. Huron, Ann Arbor, MI 48104 before Judge Tracy E. Van den Bergh.

You have the right to an attorney and the right to a trial by judge or jury.

IT IS THEREFORE ORDERED that Robin Hesson, personally appear before the court at the time and place stated above.

This hearing may result in termination of parental rights.

(06-13)

NOTICE TO CREDITORS
PHYLLIS MISHKIN, deceased
Date of Birth: November 13, 1928

TO ALL CREDITORS:

Your interest in the Phyllis Mishkin Trust dated July 11, 2022, may be barred or affected by the following: The decedent, Phyllis Mishkin, who lived at 980 Serenity Way, Ann Arbor, Michigan 48103, died May 12, 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 Phyllis Mishkin Trust dated July 11, 2022, will be forever barred unless presented to Daniel Mishkin, Trustee, c/o Michael C. Crowley, Esq., 350 S. Main Street, Suite 400, Ann Arbor, MI 48104, 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.

Michael C. Crowley, Esq. (P77885)
Conlin, McKenney & Philbrick, P.C.
350 South Main Street, Suite 400
Ann Arbor, Michigan 48104-2131
(734) 761-9000

(06-13)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-307-DE

Hon. Darlene A. O'Brien

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

BERTHA R. SCHROCK
Date of Birth: January 20, 1921

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Bertha R. Schrock, died July 17, 1997.

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

Dated: June 5, 2024
SARAH M. MEINHART
Personal Representative
24 Frank Lloyd Wright Dr., Ste D2000
Ann Arbor, MI 48105
(734) 665-4441

Pear Sperling Egan & Daniels, P.C.
Sarah M. Meinhart (P71865)
Attorney at Law

24 Frank Lloyd Wright Dr., Ste D2000
Ann Arbor, MI 48105
(734) 665-4441

(06-13)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-617-DE

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

JEAN E. SMITH, Deceased
Date of Birth: July 13, 1928

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Jean E. Smith, died February 11, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Cherie E. Wolfe, 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: June 5, 2024

CHERIE E. WOLFE
Personal Representative
4564 Countryside Ct.
Ann Arbor, MI 48103
Ryan Sweeney (P-70459)
Attorney at Law

339 E. Liberty St., Suite 200
Ann Arbor, MI 48104
(734) 668-2200

(06-13)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-000658-DE

Hon. Darlene A. O'Brien

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

JOHN FRANKLIN TAYLOR, Decedent
Date of Birth: August 28, 1956

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, John Franklin Taylor, died January 9, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Christine Taylor, 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: June 5, 2024

CHRISTINE TAYLOR
Personal Representative
1468 Gail Ct.
Ypsilanti, MI 48198
(248) 432-8000

Philip C. Johnson (P-69758)
Attorney at Law
30665 Northwestern Hwy., Ste. 175
Farmington Hills, MI 48334
(248) 432-8000

(06-13)

NOTICE TO CREDITORS
PROBATE/TRUST ESTATE
MARTHA A. DARR
Date of Birth: January 4, 1935

TO ALL CREDITORS: *

The decedent, Martha A. Darr, who was domiciled at 9500 Island Lake Drive, Dexter Michigan 48130 died on May 25, 2024. There is no personal representative of the decedent's estate to whom Letters of Authority have been issued.

Creditors of the decedent and/or the RICHARD R. DARR AND MARTHA A. DARR REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 10, 2000, AS AMENDED AND RESTATED ON AUGUST 17, 2018 are notified that all claims against the estate will be forever barred unless presented to: Norma G. Heller 6588 Scully Road Dexter, Michigan 48130 within 4 months after the date of publication of this notice.
Lisa M. Valencia P66570
Attorney for the RICHARD R. DARR AND MARTHA A. DARR REVOCABLE LIVING TRUST AGREEMENT DATED NOVEMBER 10, 2000, AS AMENDED AND RESTATED ON AUGUST 17, 2018
SHEA LAW, PLLC
2400 Green Road
Ann Arbor, Michigan 48105
(734) 222-0206

(06-13)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
22-000034-DE
Hon. Darlene O'Brien

STATE OF MICHIGAN, Probate Court,
Washtenaw County, 101 E. Huron St.,
Ann Arbor, MI 48104; (734) 222-3072
Estate of

STATE OF MICHIGAN, Probate Court,
Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48104; (734) 222-3072
Estate of

MERIBETH GANDY PEZDA
Date of Birth: February 26, 1968

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Meribeth Gandy Pezda, died November 13, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Melinda Raboin c/o Naomi E. Fink, personal representative or to both the probate court at 101 E. Huron, Ann Arbor, Michigan 48104 and the personal representative within 4 months after the date of publication of this notice.

Dated: June 6, 2024

MELINDA RABOIN
c/o Naomi E. Fink
Personal Representative
3258 Broad Street
Dexter, MI 48130
(734) 426-7901

Naomi E. Fink (P76172)
Attorney at Law
3258 Broad Street
Dexter, MI 48130
(734) 426-7901

(06-13)

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

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

NADINE CATHERINE MCCRADY
Date of Birth: October 20, 1942

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Nadine Catherine McCrady, died February 24, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Robin McCrady, 1648 Phyllis St., Ypsilanti, MI 48198, personal representative or to both the probate court at 101 E. Huron St., PO Box 8647, Ann Arbor, Michigan 48107 and the personal representative within 4 months after the date of publication of this notice.

Dated: June 7, 2024

ROBIN MCCRADY
Personal Representative
1648 Phyllis St.
Ypsilanti, MI 48187
(734) 351-6126

Chad Engelhardt (P68562)
Attorney at Law
3049 Miller Rd.
Ann Arbor, MI 48103
(734) 769-6838

(06-13)

PUBLICATION OF NOTICE OF
HEARING REGARDING
PETITION FOR NAME CHANGE
CASE NO. and JUDGE
23-002511-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

STEPHEN FLOYD TAYLOR

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: Stephen Floyd Taylor has filed a petition for name change.

A name change hearing will be held on **July 12, 2024** at 9:00 A.M. via Zoom ID# 743 377 8758 before Judge Julia B Owdziej to change the name of Stephen Floyd Taylor to Stephan Floyd Taylor.

(06-13)

NOTICE TO CREDITORS
Decedent's Estate
CASE NO. and JUDGE
24-670-DE

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

VICKI MAYNARD SIPPLE, Deceased
Date of Birth: September 7, 1952

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Vicki Maynard Sipple, died May 12, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Sara Maynard Sipple, 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: June 7, 2024

SARA MAYNARD SIPPLE
Personal Representative
441 Bennington
Saline, MI 48176
(734) 717-7016

Walter K. Hamilton (P-14577)

Attorney at Law
2020 Hogback, Suite 16
Ann Arbor, MI 48105
(734) 769-7503

(06-13)

PUBLICATION OF NOTICE OF
HEARING REGARDING
PETITION FOR NAME CHANGE
Case # 24-976-NC
Judge Owdziej

STATE OF MICHIGAN, Judicial Circuit - Family Division, Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48107; (734) 222-3001
In the matter of

VISHNU NATHAN PATCHEAK

(Continued on Page 8)