

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.

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

CIRCUIT COURT SALE

Circuit Court File No: 24-000339-CH

Judicial sale in Pursuance of and by virtue of a Default Judgment of Foreclosure Against Defendants, Randy Keys and Karen Lawson a/k/a Karen Lewis, of the Circuit Court of the County of Washtenaw, State of Michigan, made and entered into on the 14th day of August, 2024, in a certain cause therein pending, wherein Tremont Park Homeowners Association, a Michigan non-profit corporation, was the Plaintiff, and Randy Keys and Karen Lawson a/k/a Karen Lewis were the Defendants.

NOTICE IS HEREBY GIVEN that I shall sell at public auction to the highest bidder, at public venue, at the Washtenaw County Courthouse in the City of Ann Arbor, State of Michigan (that being the place of holding the Circuit Court for said County), on Thursday, the 14th day of November, A.D., 2024 at 10:00 o'clock in the forenoon, Eastern Standard Time, the following described property, viz:

All the certain piece or parcel of land situated in the Township of Ypsilanti, County of Washtenaw and State of Michigan, described as follows:

Lot 65, TREMONT PARK SUBDIVISION NO 1, according to the plat therof, as recorded in Liber 33 of Plats, Pages 68-75, Washtenaw County Records.

Commonly known as 9676 Landsdowne Lane, Ypsilanti, MI 48197.

Redemption Period is six months.

Dated: September 19, 2024

Washtenaw County Sheriff

By: Michael Giannotti

Special Deputy Sheriff

Attorney for Plaintiff

W. Daniel Troyka (P65155)

Conlin, McKenney & Philbrick

350 S. Main Street, Suite 400

Ann Arbor, MI 48104

(09-26)(11-07)

PUBLIC NOTICE SCIO TOWNSHIP

NOTICE IS HEREBY GIVEN that the Public Accuracy Test for the November 5, 2024 State Primary Election has been scheduled for **Thursday, October 10, 2024** at 10:00 am in Meeting Hall Scio Township Hall 827 N. Zeeb Road Ann Arbor, Michigan 48103 Further, this Election Commission Meeting and Public Accuracy Test will be broadcast with remote participation for the public.

The Public Accuracy Test is conducted to demonstrate that the computer program used to tabulate the votes cast at the election meets the requirements of law.

Jessica M. Flintoft Scio Township Clerk

September 25, 2024

(09-26)

ANN ARBOR CITY NOTICE

NOTICE OF PUBLIC HEARING

BRIXMOR PROPERTY REZONING

(110 ALGEBE WAY)

(09-26)

The Ann Arbor City Council will conduct a public hearing at 7:00 p.m., **Monday, October 21, 2024**, in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, to hear all those interested in the proposed Ordinance No. ORD-24-22 – Brixmor Property Rezoning. The ordinance would rezone 0.05 acre from TWP (Township) and R1B (Single-Family Dwelling District), Brixmor Property Rezoning at 110 Algebe Way. The proposed ordinance would amend the City Zoning Map, which is a part of Section 5.10.2 of Chapter 55, Title V of the Ann Arbor City Code.

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: Commencing at the Southwest corner of said Section 36 thence along the West line of said Section 36 (As Monumented), N01°44'59"W, 1276.81 feet to the North Right-of-Way line of US-23 and the POINT OF BEGINNING; thence continuing along said West line of Section 36, N01°44'59"W, 64.24 feet to the Northwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 36, said point monumented by a 34" iron pipe, and being described as the SW corner of the Northwest 1/4 of the Southwest 1/4 of Section 36 as noted on the Plat of "Thorn Oaks Subdivision No. 1", recorded in Liber 14, Page 7, Washtenaw County Register of Deeds; thence N87°58'37"E, 67.45 feet along the North line of the SW 1/4 of the SW 1/4 of said Section 36 to said North Right-of-Way line of US-23; thence along said North Right-of-Way line, S44°30'20"W, 93.37 feet to the POINT OF BEGINNING. Containing 0.050 acres, subject to easements or restrictions of record, if any, in the City of Ann Arbor, Washtenaw County, Michigan as R1B (Single-Family)

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

A copy of the ordinance that is the subject of this hearing will be linked in the agenda for this meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>.

Questions concerning the public hearing may be directed to the City Clerk's Office by emailing the City Clerk at cityclerk@a2gov.org or calling (734) 794-6140.

Questions concerning the ordinance may be directed to the Planning and Development Services Unit at planning@a2gov.org or calling (734) 794-6265.

Public comment will also be available via telephone if you do not wish to attend in person. Please note it is possible that telephone public comment may encounter technical difficulties that prevent your participation.

To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person.

Telephone comments may be made during the public comment portion of the meeting by calling the following number 877-856-5247 and entering the meeting ID: 942 1273 2148.

Written comments may be submitted until 4pm on the day of the meeting using the City's eComment system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx>.

Written comments can also be directed to the City Clerk's Office, 2nd floor of City Hall, 301 E. Huron Street, Ann Arbor, MI 48107-8647 or emailed to cityclerk@a2gov.org, up until the date of City Council's final decision on this matter. Jacqueline Beaudry, City Clerk

(09-26)

ANN ARBOR CITY NOTICE

NOTICE OF PUBLIC HEARING

APPROVAL NOTICE

ORDINANCE NO. ORD-24-17

VEHICULAR USE AREA BUFFER AN ORDINANCE TO AMEND SECTION 5.20.3 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – VEHICULAR USE AREA BUFFER

The City of Ann Arbor ordains:

Section 1. That Section 5.20.3 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended by adding a new paragraph as follows: C. Buffer Vehicular use areas shall provide a buffer where adjacent to a public park or a site, lot or parcel in a residential zoning district as follows:

1. Width A buffer strip at least 15 feet.

If an existing vehicular use area is located within the required 15-foot buffer strip, the buffer strip must have an average of 15 feet in width.

2. Plantings One tree for every 15 feet of buffer length or fraction thereof. At least 50% of the trees must be evergreens.

3. Continuous Screen A hedge, wall, or fence, or combination of those, at least four feet in height forming a continuous, opaque screen.

Section 2. That this ordinance shall take effect and be in full 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 September 16, 2024.

Jacqueline Beaudry, Ann Arbor City Clerk

Christopher Taylor, Mayor of the City of Ann Arbor

(09-26)

ANN ARBOR CITY NOTICE

NOTICE OF PUBLIC HEARING

LOO PROPERTY REZONING

(444 HUNTINGTON PLACE)

The Ann Arbor City Council will conduct a public hearing at 7:00 p.m., **Monday, October 7, 2024**, in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, to hear all those interested in the proposed Resolution to Approve the 300-312 E. Huron Redevelopment Brownfield Plan.

Approval of this resolution will allow the Brownfield Plan to satisfy a condition of the Washtenaw County Brownfield Redevelopment Authority and to advance to the Washtenaw County Board of Commissioners, to authorize Tax Increment Financing (TIF) to reimburse the developer and City of Ann Arbor for eligible activities, support of the Local Site Remediation Revolving Fund (LSRRF), and administrative support to the Washtenaw County Brownfield Redevelopment Authority. The proposed Brownfield Plan identifies:

The site is eligible for brownfield assistance through its designation as a "facility" as defined by the State of Michigan, particularly for the presence of tetrachloroethylene (PCE) levels greater than State-established criteria. The site was previously utilized as a gas station, car stereo installation center, garage, and dry cleaner over its history.

The Brownfield Plan would reimburse the developer for environmental-related activities totaling \$749,529 including: Baseline Environmental Assessment (BEA) Activities; Due Care Activities (installation of a vapor mitigation system, transportation and disposal of dewatering fluids); Soil Management (testing, transportation and disposal of impacted soil); Demolition, Brownfield Plan Preparation and Implementation; and 15% in Contingency Costs. 310 E Huron LLC, is seeking to redevelop 300-312 E Huron to construct a six-story, 139 room AC Hotel. On November 14, 2023, the Planning Commission approved the related Site Plan.

A copy of the proposal that is the subject of this hearing will be linked in the agenda for this meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>.

Questions concerning the public hearing may be directed to the City Clerk's Office by emailing the City Clerk at cityclerk@a2gov.org or calling (734) 794-6140.

Questions concerning the proposal may be directed to the Planning and Development Services Unit at (734) 794-6265.

Public comment will also be available via telephone if you do not wish to attend in person. Please note it is possible that telephone public comment may encounter technical difficulties that prevent your participation.

To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person.

Telephone comments may be made during the public comment portion of the meeting by calling the following number 877-856-5247 and entering the meeting ID: 942 1273 2148.

Written comments may be submitted until 4pm on the day of the meeting using the City's eComment system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx>.

Written comments can also be directed to the City Clerk's Office, 2nd floor of City Hall, 301 E. Huron Street, Ann Arbor, MI 48107-8647 or emailed to cityclerk@a2gov.org, up until the date of City Council's final decision on this matter. Jacqueline Beaudry, City Clerk

(09-26)

CITY OF YPSILANTI PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that an Election Commission meeting has been scheduled for October 9, 2024, at 11:00 a.m. in the Council Chambers in City Hall located at One South Huron Street, Ypsilanti, Michigan for the purpose of confirming election inspectors for the November 5th, 2024 General Election.

All interested parties are welcome to attend this meeting.

Should you have any concerns or require further assistance, please call the City Clerk's Office at (734) 483-1100 Monday through Friday from 8 a.m. to 5 p.m.

Tracey Boudreau

City Clerk

Posted: September 26, 2024

duct a public hearing at 7:00 p.m., **Monday, October 21, 2024**, in the City Hall Council Chamber, 2nd floor of the Guy C. Larcom, Jr. Municipal Building, 301 E. Huron Street, Ann Arbor, to hear all those interested in the proposed Ordinance No. ORD-24-21 – Loo Property Rezoning.

The ordinance would rezone 0.51 acre from TWP (Township) and R1B (Single-Family Dwelling District), Loo Property Rezoning at 444 Huntington Place.

The proposed ordinance would amend the City Zoning Map, which is a part of Section 5.10.2 of Chapter 55, Title V of the Ann Arbor City Code.

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 6, Huntington Woods No. 1, a Subdivision of part of the S.E. 1/4 of Section 27, T. 2 S., R. 6 E., Ann Arbor Township, Washtenaw County, Michigan. Rec'd L. 16, P. 60 & 61 Plats, W.C.R. in the City of Ann Arbor, Washtenaw County, Michigan as R1B (Single-Family Dwelling District)

Section 2.

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

A copy of the ordinance that is the subject of this hearing will be linked in the agenda for this meeting when it is published at <https://a2gov.legistar.com/Calendar.aspx>.

Questions concerning the public hearing may be directed to the City Clerk's Office by emailing the City Clerk at cityclerk@a2gov.org or calling (734) 794-6140.

Questions concerning the ordinance may be directed to the Planning and Development Services Unit at planning@a2gov.org or calling (734) 794-6265.

Public comment will also be available via telephone if you do not wish to attend in person. Please note it is possible that telephone public comment may encounter technical difficulties that prevent your participation.

To guarantee your comments are received, you must submit them in writing ahead of the meeting or attend in person.

Telephone comments may be made during the public comment portion of the meeting by calling the following number 877-856-5247 and entering the meeting ID: 942 1273 2148.

Written comments may be submitted until 4pm on the day of the meeting using the City's eComment system, which will be available alongside the agenda when it is published at <http://a2gov.legistar.com/Calendar.aspx>.

Written comments can also be directed to the City Clerk's Office, 2nd floor of City Hall, 301 E. Huron Street, Ann Arbor, MI 48107-8647 or emailed to cityclerk@a2gov.org, up until the date of City Council's final decision on this matter. Jacqueline Beaudry, City Clerk

(09-26)

State of Michigan Lenawee County

Family Division 425 N. Main Street Adrian, Michigan 49221 Safe Delivery of Newborn

TO: Birth Parents of BD born on 09/16/2024 and surrendered on 09/16/2024 to Von Voigtlander Women's Hospital, Ann Arbor, Washtenaw County, Michigan.

TAKE NOTICE: By surrendering your newborn, you are releasing him/her to a child placing agency to be placed for adoption. You, surrendering parent, have until 10/15/2024 (28 days from the date of surrender) to petition the court to obtain custody of your child.

You, non-surrendering parent, have until 10/24/2024 (28 days from this publication) to petition the court to obtain custody of your child. After the respective 28-day timeframes elapses, there will be a court hearing to terminate the surrendering and non-surrendering parents' parental rights.

There will be a public notice of this hearing, but the notice will not contain your names. You will not receive personal services of the notice of hearing. You may contact Bethany Christian Services at (248) 414-4080 or call and request the Lenawee County Adoption Department located in the Lenawee County Probate Court at (517) 264-4614 for further information.

(09-26)

Notice of Foreclosure by Advertisment

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 October 24, 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): Karla Benz, 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): M&T Bank

Date of Mortgage: December 8, 2021

Date of Mortgage Recording: December 13, 2021

Amount claimed due on date of notice: \$274,886.03

Description of the mortgaged premises: Situated in Charter Township of Ypsilanti, Washtenaw County, Michigan, and described as: Lot 104, Paint Creek Farms Subdivision, according to the Plat thereof as recorded in Liber 31, Pages 84 through 104, both inclusive of Plats, Washtenaw County Records.

Common street address (if any): 6313 Oakbrook Dr, Ypsilanti, MI 48197-9493

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

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

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

This notice is from a debt collector.

Date of notice: September 26, 2024

Trott Law, P.C.

31440 Northwestern Hwy, Suite 145

Farmington Hills, MI 48334

(248) 642-2515

1540955

(09-26)(10-17)

PUBLICATION OF NOTICE OF HEARING REGARDING PETITION FOR NAME CHANGE CASE NO. and JUDGE 24-001392-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) 222-3001

In the Matter of

ADAM BAILEY HILBERRY RASHID

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: Adam Bailey Hilberry Rashid has filed a petition for name change.

A name change hearing will be held on **November 15, 2024** at 9:00 A.M. via Zoom ID# 743 377 8758 before Judge Julia B. Owdziej to change the name of Adam Bailey Hilberry Rashid to Adam Bailey Hilberry Martinez.

(09-26)

NOTICE OF STATE GENERAL ELECTION

SCIO TOWNSHIP, MICHIGAN

TUESDAY, NOVEMBER 5, 2024

TO THE QUALIFIED ELECTORS OF

(Continued on Page 7)