

LEGAL NOTICES

(Continued from Page 7)

hereon, the sum of FOUR THOUSAND THREE HUNDRED THIRTY AND 22/100 DOLLARS (\$4,330.22).

Under the power of sale contained in the Michigan Condominium Act of 1978, MCL 559.208(2), and Article II, Section 5(b) of the Condominium Bylaws, attached as part of said Master Deed, please take notice as follows:

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 Lien will be foreclosed by a sale of the liened 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 May 21, 2025.

The amount due on the Lien 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 premises.

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.

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

Unit 255, Brookside of Superior Township, a Condominium, according to the Master Deed recorded in Liber 3969, Page 295, et seq., Washtenaw County Records, and any amendments thereto, and designated as Washtenaw County Condominium Subdivision Plan No. 343, together with rights in general common elements and limited common elements as set forth in the above described Master Deed, and any amendments thereto, and as described in Act 59 of the Public Acts of 1978, as amended.

Owner(s) of Record: Shawn Johnson and Cheryl A. Johnson  
Property Address: 1920 Carlisle Court, Ypsilanti, MI 48198

Parcel ID No. 10-34-180-255  
Attention homeowner (or condominium co-owner): If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the Lien at the telephone number stated in this Notice.

The redemption period shall be six (6) months from the date of such sale pursuant to MCL 559.208(2) unless the property is determined abandoned, then, in that event, the redemption period shall be one (1) month from the date of such sale pursuant to MCL 559.208(2), after which Shawn Johnson and Cheryl A. Johnson and all persons claiming through or under him shall be forever barred from all equity of redemption.

Pursuant to MCL 600.3278, if the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, the owner, Shawn Johnson and Cheryl A. Johnson, will be held responsible to the person who buys the property at the foreclosure sale or to Brookside of Superior Township Condominium Association for damaging the property during the redemption period.

Dated: April 10, 2025  
By: Brookside of Superior Township Condominium Association, a Michigan Nonprofit Corporation For any inquiries, please contact the attorney for the party foreclosing the Lien set forth below:  
Melissa Francis, Esq.  
Hirzel Law, PLC  
37085 Grand River Avenue, Suite 200  
Farmington, Michigan 48335  
Phone: (248) 478-1800  
Hirzel Law, PLC  
File No. 18019

(04-17)(05-08)

Second Insertion

NOTICE

STATE OF MICHIGAN, County of Washtenaw  
In the Matter of

**TAMARA BROWN VS. TERRELL JUNIOR BROWN**  
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: On **May 1, 2025 at 1:00 P.M.** est. A hearing for the Entry of Default Judgment of Divorce will be held before the Honorable Jinan M. Hamood at the Washtenaw County Trial Court located at 101 E. Huron St., Ann Arbor, Michigan.

If you are or know Terrell Junior Brown, please contact Musser Love, P.C. at (734) 677-0776 or 4844 Jackson Rd., Ste. 204, Ann Arbor, MI 48103.

Failure to contact may result in the entry of a default judgment of divorce.

Dated: April 8, 2025  
TAMARA BROWN  
Petitioner  
Sandy Musser (P-78577)  
Attorney at Law  
4844 Jackson Rd., Ste. 204  
Ann Arbor, MI 48103  
(734) 677-0776

(04-10)(04-17)

TO BRANDON MICHAEL GEVERS, whose address is unknown,  
TAKE NOTICE: You are the Defendant in #25-000582-DM.

For copies of filings, contact ATTORNEY KATHRYN KIJEWSKI, KDK LAW, 950 E MAPLE ROAD, SUITE 204, BIRM-

INGHAM, MI 48009, or the WASHTENAW COUNTY CIRCUIT COURT CLERK.

(04-10)(04-24)

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 May 14, 2025.

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): Mark Bolton, an Unmarried Man  
Original Mortgagee: Option One Mortgage Corporation

Foreclosing Assignee: U.S. Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-OPT1

Date of Mortgage: June 19, 2006  
Date of Mortgage Recording: August 18, 2006

Amount claimed due on mortgage on the date of notice: \$23,836.76

Description of the mortgaged premises: Situated in the Township of Ypsilanti, Washtenaw County, Michigan, and are described as:

LOT 64, TOWNSEND'S SUBDIVISION, AS RECORDED IN LIBER 7, PAGE 25 OF PLATS, WASHTENAW COUNTY RECORDS.

Commonly Known as: 639 N Mohawk Ave., Ypsilanti, MI 48198

The redemption period shall be 12 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: 04/10/2025  
Potestivo & Associates, P.C.  
251 Diversion Street,  
Rochester, MI 48307  
248-853-4400  
247277

(04-10)(05-01)

NOTICE OF MORTGAGE FORECLOSURE SALE

DENTONS US LLP, 233 S. Wacker Drive, Suite 5900, Chicago, IL 60606. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ATTN PURCHASERS: This sale may be rescinded by the mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at the sale, plus interest.

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 that place where circuit court is held in Washtenaw County, starting promptly at 10:00 a.m., on May 14, 2025. 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. If the mortgaged premises are sold at a foreclosure sale under chapter 32 of the revised judicature act of 1961, 1961 PA 236, then under MCL 600.3278, the Borrower (as defined below) will be held responsible to the person who buys the mortgaged premises at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.

MORTGAGE SALE: Default has been made in the conditions of a certain Multifamily Mortgage (Michigan) made by SYCAMORE MEADOWS APARTMENTS, LTD., a Texas limited partnership (the "Borrower"), dated August 18, 2022 to CAPITAL ONE, NATIONAL ASSOCIATION, a national banking association (the "Original Lender"), recorded August 19, 2022 as Instrument No. 6661389, in Liber 5494, Page 569, in the Register of Deeds,

ANN ARBOR CITY APPROVAL NOTICE

ORDINANCE NO. ORD-25-05

NONCONFORMING STRUCTURE

AN ORDINANCE TO AMEND SECTION 5.32.2 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – NONCONFORMING STRUCTURE

The City of Ann Arbor ordains:

Section 1. That Section 5.32.2 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be amended as follows:

5.32.2 Nonconforming Structure

A. A *nonconforming structure* may be maintained or restored, but no *alteration* shall be made to a *nonconforming structure* unless one of the following two conditions is are met:

A. 1. Alterations to nonresidential *nonconforming structures*. The *alteration* is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

B. 2. ~~The *alteration* is approved by the Planning Manager upon finding that it conforms to all the requirements of this chapter and is made to a *building* which will be a *single-family dwelling* on completion of the alteration and is located in an R1, R2, R3, or R4 district.~~  
Alterations to residential *nonconforming structures*.

a. The alteration does not expand an existing nonconformity.

b. The alteration does not create a new nonconformity on the *lot*.

c. The alteration maintains compliance with all other dimensional standards of the zoning district for the *lot* on which it is located.

d. The alteration will meet all other code and ordinance requirements.

~~C.~~B. For purposes of this Section 5.32.2, *alteration* shall mean any change in a *building* that results in additional *floor area* being fit for occupancy, a greater number of *dwelling units* or rooming units or an increase in the exterior dimensions of the *building*.

~~D.~~C. A *nonconforming structure* shall not be replaced after damage or destruction of the *nonconforming structure* if the estimated expense of reconstruction exceeds 75% of the appraised value, as determined by the Building Official, of the entire *building* or *structure*, exclusive of foundations.

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 April 7, 2025.

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

Published: 4/17/2025 in the Washtenaw County Legal News

Washtenaw County, Michigan (the "Records") and assigned by Original Lender to Fannie Mae pursuant to that certain Assignment of Security Instrument dated August 18, 2022 and recorded August 19, 2022 as Instrument No. 6661407, in Liber 5494, Page 587 of the Records, on which mortgage there is claimed to be due at the date hereof \$39,348,887.09, on the Multifamily Note, the unpaid principal balance of which will accrue interest at a rate of 5.12% percent per annum, plus default interest at a rate of 4.00% percent per annum, together with any additional sum or sums which may be paid by the undersigned as provided for additional sum or sums which may be paid by the undersigned as provided for in said mortgage. No suit or proceedings at law or in equity have been instituted to recover the debt secured by said mortgage or any part thereof, respectively, from the date of notice until the time of sale. Under the power of sale contained in said mortgage and the statute of the State of Michigan, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, including all personal property and fixtures, at public venue, at public auction at the place of holding the circuit court within Washtenaw County, State of Michigan, and described as follows: Land in the Township of Superior, Washtenaw County, MI, described as follows:  
TRACT I:

A parcel of land in the East 1/2 of Section 34, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan, being described as follows: Beginning at a point on the East line of MacArthur Boulevard located South 01 degree 47 minutes 15 seconds East 2151.70 feet along the East line of said Section 34, coincident with the centerline of Harris Road, and South 89 degrees 23 min 10

seconds West 15.80 feet and South 67 degrees 43 min 35 seconds West 406.92 feet, and South 46 degrees 23 minutes 55 seconds West 326.48 feet and South 43 degrees 36 minutes 05 seconds East 60.00 feet from the Northeast corner of said Section 34; thence South 43 degrees 36 minutes 05 seconds East 222.00 feet; thence South 46 degrees 23 minutes 55 seconds West 144.00 feet; thence South 01 degree 00 minutes 44 seconds West 116.83 feet; thence South 35 degrees 09 minutes 36 seconds East 130.00 feet; thence South 54 degrees 50 minutes 24 seconds West 292.00 feet; thence 392.65 feet on the arc of a curve, being coincident with the north line of Stamford Road, 86 feet wide, concave to the Southwest, having a radius of 3343.00 feet, through a central angle of 06 degrees 43 minutes 47 seconds, with a chord bearing North 38 degrees 31 minutes 29 seconds West 392.43 feet; thence North 46 degrees 23 minutes 55 seconds East 499.25 feet along the East line of MacArthur Boulevard to the Point of Beginning.

TRACT II:  
A parcel of land in the East 1/2 of Section 34, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan, being described as follows: Beginning at a point on the South line of MacArthur Boulevard, 120 feet wide, located South 01 degrees 47 minutes 15 seconds East 2151.70 feet along the East line of said Section 34, coincident with the centerline of Harris Road, and South 89 degrees 23 minutes 10 seconds West 15.80 feet and South 67 degrees 43 minutes 35 seconds West 406.92 feet and South 46 degrees 23 minutes 55 seconds West 182.48 feet and South 43 degrees 36 minutes 05 seconds East 60.00 feet from the Northeast corner of Section 34 and proceeding thence South 43 degrees 36 minutes 05 seconds East 184.00 feet; thence South 36 degrees 36 minutes 05

seconds East 173.00 feet; thence South 81 degrees 36 minutes 05 seconds East 136.00 feet; thence South 30 degrees 16 minutes 34 seconds East 61.90 feet; thence South 27 degrees 53 minutes 09 seconds West 432.00 feet; thence South 47 degrees 08 minutes 09 seconds West 237.11 feet; thence South 59 degrees 00 minutes 02 seconds West 127.00 feet; thence 242.75 feet on the arc of a curve concave to the Southwest having a radius of 3,343.00 feet, through a central angle of 04 degrees 09 minutes 38 seconds, with a chord bearing North 33 degrees 04 minutes 47 seconds West 242.70 feet along the North line of Stamford Road, 120 feet wide; thence North 54 degrees 50 minutes 24 seconds East 292.00 feet; thence North 35 degrees 09 minutes 35 seconds West 130.00 feet; thence North 01 degree 00 minutes 44 seconds East 116.83 feet; thence North 46 degrees 23 minutes 55 seconds East 144.00 feet; thence North 43 degrees 36 minutes 05 seconds West 222.00 feet; thence North 46 degrees 23 minutes 55 seconds East 144.00 feet to the Point of Beginning.

TRACT III:  
A parcel of land in the East 1/2 of Section 34 and the West 1/2 of Section 35, Town 2 South, Range 7 East, Superior Township, Washtenaw County, Michigan, being described as follows: Beginning at a point on the South line of MacArthur Boulevard, 120 feet wide, located South 01 degrees 47 minutes 15 seconds East 2151.70 feet along the East line of said Section 34, coincident with the centerline of Harris Road, and South 89 degrees 23 minutes 10 seconds West 15.80 feet and South 00 degrees 56 minutes 45 seconds East 60.00 feet from the Northeast corner of said Section 34 and proceeding thence

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