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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

BARTON HILLS VILLAGE
NOTICE OF PUBLIC HEARING
APPLICATION TO CONSTRUCT
A PERIMETER FENCE WITH GATE

The Barton Hills Village Zoning Board of Appeals will meet on **July 14, 2025 at 6:00 PM** at the Village Hall, 199 Barton Shore Drive.

A public hearing will be held regarding an application for variance from Zoning Ordinance Section 4.08 for construction of a perimeter fence with a gate, within the setbacks, at 180 Barton Shore Drive.

Immediately following the ZBA meeting, the Board of Trustees will meet to discuss the same application, to approve or deny the fence application at 180 Barton Shore Drive.

A public hearing will also be held at the Board of Trustees meeting. The application may be inspected at the Clerk’s Office, 199 Barton Shore Dr.

Written comments may be emailed to bhvcclerk@bartonhillsvillage.org or mailed to Barton Hills Village, 199 Barton Shore Drive, Ann Arbor, MI 48105 prior to the public hearing.

For online view-only attendance information contact the Clerk’s Office.
Robert Hensinger, Clerk
June 23, 2025

(06-26)

NOTICE TO CREDITORS
Decedent’s Estate
CASE NO. and JUDGE
25-000607-DE
Hon. Julia B. Owdziej

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

Estate of
NATALIE G. HAHN, Deceased
Date of Birth: December 19, 1929

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Natalie G. Hahn, died December 19, 2024.

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

Dated: June 18, 2025
BETH FREELAND
Personal Representative
5029 Bethel Church Rd.
Saline, MI 48176
(734) 429-2107

Schmerberg Law
Luke A. Schmerberg (P-75413)
Attorney at Law
209 E. Michigan Ave.
Saline, MI 48176
(734) 429-4936

(06-26)

SCIO TOWNSHIP
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting of the Scio Township Planning Commission will be held via zoom, Ann Arbor, Michigan, on **MONDAY, July 14, 2025, at 7:00 PM**. During this meeting the Planning Commission will hold a public hearing on the following matters:

Rezoning of approximately 5.085 acres from A-1 (General Agricultural) to I-1 (Limited Industrial.) (OA#25003 SJ7555)

Property Codes: H -08-19-100-011
Property Address: 7555 Jackson Road
Owner on Tax Roll: SJ7555 LLC
Petitioner: John Kazanjian

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

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 upon 10 days notice to Scio Township. Individuals with disabilities requiring auxiliary aids or services should contact Scio Township by writing or calling the Scio Township Staff at (734) 369-9400.

Scio Township Clerk
SunTimes 2025-06-25
Washtenaw Legal News 2025-06-26

(06-26)

ANN ARBOR CITY APPROVAL NOTICE
ORDINANCE NO. ORD-25-20
UNIFIED DEVELOPMENT CODE
(LAND DIVISIONS)

AN ORDINANCE TO AMEND SECTION 5.29.9.B OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR – LAND DIVISIONS

The City Charter allows summary publication of ordinances that are in excess of 500 words in length: Ordinance 25-20 amends the Unified Development Code (Chapter 55) Section 5.29.9.B Land Divisions to eliminate mailed notices of land division applications to be sent.

Land division procedures will remain consistent with and as required by State Land Division Act. The effective date of Ordinance 25-20 is 10 days after publication.

A complete text of this ordinance is available for inspection at the City Clerk’s office on the second floor of the Guy C. Larcom Municipal Building, 301 East Huron Street, Ann Arbor or at 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 16, 2025.

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

(06-26)

PUBLICATION NOTICE
TO CREDITORS
DECEDENT’S TRUST ESTATE

State of Michigan - County of Washtenaw

In the matter of:
THOMAS WALTER STEVENSON, Deceased
Decedent’s date of birth: June 22, 1932
Name of Trust: Thomas W. Stevenson Irrevocable Trust UAD 9-27-1995, As Amended 8/29/2013, 7/7/2014, and 12/11/2014

TO ALL INTERESTED PERSONS:
Your interest in this matter may be barred or affected by the following:
The decedent, Thomas Walter Stevenson, who lived at 6230 South State Road, Pittsfield Township, Michigan 48176, died May 28, 2025.

There is no probate estate.
Creditors of the deceased are notified that all claims against the trust estate will be forever barred unless presented to D’Anne Kriesel, named Successor Trustee, within 4 months of the publication of this notice.

This notice is published pursuant to MCL 700.7504. There is no personal representative of the settler’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 17, 2025
D’ANNE KRIESEL
Successor Trustee
Thomas W. Stevenson
Irrevocable Trust
UAD 9-27-1995, As Amended 8/29/2013, 7/7/2014, and 12/11/2014
2545 E. Page Mill Drive
Green Valley, AZ 85614

Marco and Owsiany PLLC,
Michael J. Owsiany, Esq. (P-32168)
Attorney at Law
100 Maple Park Boulevard, Suite 122
St. Clair Shores, Michigan 48081

(06-26)

SCIO TOWNSHIP
PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that a public meeting of the Scio Township Planning Commission will be held via zoom, Ann Arbor, Michigan, on **MONDAY, July**

14, 2025, at 7:00 PM. During this meeting the Planning Commission will hold a public hearing on the following matters:

Rezoning of approximately 5.085 acres from R-1 (Single-Family Residential) to C-3 (Highway Commercial.) (OA#25004 Quick-Trip)

Property Codes: H -08-18-400-007
Property Address: Baker Road vacant
Owner on Tax Roll: Willima L Kett Jr
Property Codes: H -08-18-400-008
Property Address: 597 Baker Road
Owner on Tax Roll: Willima L Kett Jr
Property Codes: H -08-18-400-009
Property Address: 609 Baker Road
Owner on Tax Roll: Willima L Kett Jr
Property Codes: H -08-18-400-034
Property Address: 525 Baker Road
Owner on Tax Roll: David L Spicer
Petitioner: Skyler Evans – QuickTrip Corp.

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

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 upon 10 days notice to Scio Township. Individuals with disabilities requiring auxiliary aids or services should contact Scio Township by writing or calling the Scio Township Staff at (734) 369-9400.

Scio Township Clerk
SunTimes 2025-06-25
Washtenaw Legal News 2025-06-26

(06-26)

ANN ARBOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

On June 16, 2025 the Ann Arbor Charter Township Board of Trustees approved the 1st reading of ordinance amendments to Chapter 70, Utilities, Section 73 “Installation of New Connections” which clarifies situations in which a new dwelling must connect to Township public water service.

The Township Board will hold a second reading of this ordinance amendment at their regularly scheduled meeting on **July 21 at 7:30 pm**.

The full text of the first reading draft ordinance is available for review or purchase at the Township Hall, 3792 Pontiac Trail, Ann Arbor, MI during regular business hours, 8am-12pm and 1-4:30 pm, Mon-Fri.

The proposed ordinance amendments are also posted on the Township website: www.aatwp.org.

Rena Basch, Ann Arbor Charter Township Clerk

(06-26)

ANN ARBOR CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN

On June 16, 2025, the Ann Arbor Charter Township Board of Trustees approved the second reading of ordinance amendments to Chapter 30, Fire Department, Section 63 “Charge for services or incidents” and Section 66, “Charges imposed,” which clarify residency and process for setting charges.

The ordinance, now known as Ord. 4-2025, becomes effective on June 26, 2025.

The full text of the ordinance is available for review or purchase at the Township Hall, 3792 Pontiac Trail, Ann Arbor, MI during regular business hours, 8 am-12 pm and 1-4:30 pm, Mon-Fri.

The ordinance amendments are also posted on the Township website: www.aatwp.org.

Rena Basch, Ann Arbor Charter Township Clerk

(06-26)

PROPOSED ORDINANCE NO. 2025-510
CHARTER TOWNSHIP OF YPSILANTI
ORDINANCE NO. 2025-510

At the Regular Meeting held on June 17, 2025, the Charter Township of Ypsilanti Board of Trustees approved Ordinance No. 2025-510, an ordinance to amend Chapter 66-61 of the Code of Ordinances, Charter Township of Ypsilanti, to amend Noxious Weeds Definition.

For the purpose of this ordinance, “weeds” shall include Canada thistle (Cirsium arvense), dodders (any species of Cuscuta), mustards (charlock, black mustard and Indian mustard, species of Brassica or Sinapis), wild carrot (Daucus carota), bindweed (Convolvulus arvensis), perennial sowthistle (Sonchus arvensis), hoary alyssum (Berteroa incana), ragweed (ambrosia elatior 1) and poison ivy (rhus toxicodendron), poison sumac (toxicodendron vernix) or other plant that in the opinion of the Township Board, coming under the provisions of the Noxious Weeds Act, Public Act 359 of 1941, as amended (MCL 247.61, et seq.), is regarded as a common nuisance.

The ordinance is available in the Clerk’s Office and can be viewed online at www.ypsitownship.org.

If you have any questions, please call (734)544-4000.

Debra A. Swanson, Clerk, Charter Township of Ypsilanti

(06-26)

ANN ARBOR CITY NOTICE
NOTICE OF PUBLIC HEARINGS

The Ann Arbor City Council will conduct public hearings at 7:00 p.m., Monday, July 21, 2025, 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 following:

1. An Ordinance to Amend Sections 5.28.2, 5.28.3, 5.29.4, 5.29.6, 5.29.7 and 5.29.11 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Public Notices and Hearings) (ORD-25-24)
2. An Ordinance to Amend Section 5.28.4 of Chapter 55 (Unified Development Code) of Title V (Citizen Participation) (ORD-25-25)

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.

Copies of the proposals that are the subject of these hearings 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 planning proposals may be directed to the Planning and Development Services Unit at (734) 794-6265.

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?cityclerk@a2gov.org> or calling (734) 794-6140.

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

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>.

Jacqueline Beaudry, Ann Arbor City Clerk

(06-26)

NOTICE TO CREDITORS
Decedent’s Estate
CASE NO. and JUDGE
24-000779-DE
Julia B. Owdziej

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

Estate of
BETTY J. STOFFER, Deceased

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Betty J. Stoffer, died December 8, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Ronald A. Stoffer and Pamela Broderick, 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 26, 2024
RONALD A. STOFFER
Personal Representative
10865 Chelsea-Dexter Rd.
Dexter, MI 48130
(734) 475-8153
PAMELA BRODERICK
Personal Representative
2775 Craft Rd.
Grass Lake, MI 49240
(734) 748-0681

Keusch & Flintoft, PLLC
Peter C. Flintoft (P-13531)
Attorney at Law
119 S. Main Street
P.O. Box 187
Chelsea, MI 48118
(734) 475-8671

(06-26)

PUBLICATION OF NOTICE OF
HEARING REGARDING
PETITION FOR NAME CHANGE
CASE NO. and JUDGE
25-506-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
**BRADLEY LAWRENCE
WHITNEY THOMSON**

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: Bradley Lawrence Whitney Thomson has filed a petition for name change.

A name change hearing will be held on **August 8, 2025** at 9:00 A.M. at 101 E. Huron St., Ann Arbor, Michigan 48107-8645 before Judge Julia B. Owdziej to change the name of Bradley Lawrence Whitney Thomson to Brad Thomson and Ayden Hernandez Thomson to Ayden Thomson.

(06-26)

NOTICE TO CREDITORS
Decedent’s Estate
File No. 2025-000622-DE

!STATE OF MICHIGAN PROBATE COURT COUNTY OF WASHTENAW Estate of
ELIZABETH ANN NISSEN, Deceased
Date of Birth: January 4, 1954

TO ALL CREDITORS:
The Decedent, Elizabeth Ann Nissen, died on January 7, 2025.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to the Personal Representative, or to both the Personal Representative and the probate court at Washtenaw County Probate Court within 4 months after the date of publication of this notice.

Mary Jane Nissen Whaley
Personal Representative
c/o Mitzel Law Group PLC
Paul C. Schultz (P-71312)
Attorney
1590 Eisenhower Place
Ann Arbor, MI 48108
(734) 668-4109

(06-26)

NOTICE TO CREDITORS
Revocable Living Trust

In the matter of
**The Janusz Walkowc and
Barbara Walkowc Trust**
U/A/D December 19, 2015, as amended

TO ALL CREDITORS:
NOTICE TO CREDITORS: The deceased Settlor Janusz Walkowc, was born on May 16, 1948 and died on May 26, 2025.

Creditors of the decedent are notified that all claims against the decedent, the decedent’s estate, or the decedent’s trust will be forever barred unless presented to Barbara Walkowc, 619 Ridge Point Drive, Dundee, Michigan 48131, Trustee of The Janusz Walkowc and Barbara Walkowc Trust U/A/D December 19, 2015, as amended, within 4 months after the date of publication of this notice.

There is no personal representative of the Settlor’s estate to whom letters of authority 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 20, 2025
Leah G. Tremonti (P-57391)
Attorney at Law
2020 Hogback Road, Suite 13
Ann Arbor, MI 48105
(734)677-7900

(06-26)

NOTICE TO CREDITORS
Decedent’s Estate
CASE NO. and JUDGE
25-435-DE

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

Estate of
JEANNE C. DOWNING, Deceased
Date of Birth: March 3, 1937

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Jeanne C. Downing, died March 22, 2025.

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

Dated: June 20, 2025
STUART F. DOWNING
Personal Representative
2204 Navarre Circle
Ann Arbor, MI 48104
(734) 846-2680

Suzanne R. Fanning, PLLC (P-55793)
Attorney at Law
5340 Plymouth Rd., Ste. 203
Ann Arbor, MI 48105
(734) 669-3838

(06-26)

NOTICE TO CREDITORS
Decedent’s Estate
Case No. 25-627-DE

STATE OF MICHIGAN WASHTENAW COUNTY PROBATE COURT, 101 E. Huron St, Ann Arbor, MI 48104 Court Telephone: (734)222-3072

Estate of
KEITH JOY KNUDSEN
Date of birth: November 22, 1972

TO ALL CREDITORS:
NOTICE TO CREDITORS: The decedent, Keith Joy Knudsen, died April 30, 2025.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Tracy Knudsen, personal representative, or to both the probate court at 101 E. Huron St., Ann Arbor, MI 48104 and to the personal representative within 4 months after the publication of this notice.

Date: June 20, 2025
TRACY KNUDSEN
Personal Representative
3422 Autumn Lane
Ann Arbor, MI 48105
Leah G. Tremonti (P-57391)
Attorney at Law
2020 Hogback Road, Suite 13
Ann Arbor, MI 48105
(734) 677-7900

(06-26)

NOTICE TO CREDITORS
Decedent’s Estate
CASE NO. and JUDGE
25-652-DE

STATE OF MICHIGAN, Probate Court,

(Continued on Page 7)