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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

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-24-06

MULTIMODAL TRANSPORTATION IMPACT ANALYSIS AN ORDINANCE TO AMEND SECTIONS 5.28.1.B, 5.29.8.A, 5.29.6 and 5.29.8 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR - MULTIMODAL TRANSPORTATION IMPACT ANALYSIS

The City Charter allows summary publication of ordinances that are in excess of 500 words in length: Ordinance 24-06 updates requirements and references in the Unified Development Code from traffic and traffic impact analysis to transportation and multimodal transportation impact analysis.

Requirements in Section 5.29.8.E are changed from the 2010 Institute of Transportation Engineers' Transportation Impact Analysis to the 2023 version. Review criteria in Section 5.29.6.E are changed from traffic/parking to multimodal transportation. References in Sections 5.28.1.B and 5.29.8.A are changed from traffic to transportation.

The effective date of Ordinance 24-06 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 http://www.a2gov.org

I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of May 6, 2024.
Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Ann Arbor Mayor

Published: 5/16/2024 in the Washtenaw Legal News.

(05-16)

ANN ARBOR CITY NOTICE NOTICE OF PUBLIC HEARINGS 732 PACKARD PUD ZONING DISTRICT AND SUPPLEMENTAL REGULATIONS AND SITE PLAN (722, 726, 732, 736, & 740 PACKARD STREET AND 917, 921, 923, 925, 927, 931, & 933 SOUTH STATE STREET)

The Ann Arbor City Council will conduct public hearings at 7:00 p.m., Monday, June 3, 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-24-11 – 732 Packard PUD Zoning District and Supplemental Regulations, and related site plan.

The ordinance would rezone 1.3 Acres from C1AR (Campus Business Residential) to PUD (Planned Unit Development,) 732 Packard PUD Zoning District at 722, 726, 732, 736, & 740 Packard Street and 917, 921, 923, 925, 927, 931, & 933 South State Street. 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: 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. This ordinance shall take effect and be in force on and after ten days from legal publication. 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.

A copy of the ordinance and site plan that are the subjects 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 ordinance and site plan may be directed to the Planning and Development Services Unit at planning@a2gov.org or calling (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. 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

Published: 5/16/2024 in the Washtenaw Legal News

(05-16)

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-24-05 711 CHURCH 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 (711 Church 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 NW Corner of Lot 5, Block III of "R.S. Smith's Second Addition to the City of Ann Arbor", as recorded in Liber 48 of Deeds, Pages 40, Washtenaw County Records; thence N88°49'47"E 132.61 feet along the North line of Lot 4 and Lot 5, Block III of said "R.S. Smith's Second Addition" and the South line Willard Street (49.5 feet wide); thence S01°04'57"E 216.00 feet along the East line of Lot 4, Block III of said "R.S. Smith's Second Addition"; thence N88°49'47"E 33.00 feet along the North line of the East 33.00 feet of the South 48.00 feet of Lot 4, Block IV of said "R.S. Smith's Second Addition"; thence S01°04'57"E 108.00 feet along the East line of the East 33.00 feet of Lots 4 and 5, Block IV of said "R.S. Smith's Second Addition"; thence S88°49'47"W 164.21 feet along the South line of the North 54.00 feet of Lot 5, Block IV and the South line of the North 54.00 feet of Lot 2 and Lot 3, Block III, "R.S. Smith's Second Addition"; thence N01°19'51"W 324.00 feet along the West line of Lot 2 and Lot 5, Block III, of said "R.S. Smith's Second Addition" and the East line of Church Street (66 feet wide) to the POINT OF BEGINNING. Being a part of the SW 1/4 of Section 28, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan and containing 1.06 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 711 Church PUD Supplemental Regulations, which are hereby adopted and incorporated herein.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication. I hereby certify that the foregoing ordinance was adopted by the Council of the City of Ann Arbor, Michigan, at its regular session of May 6, 2024.

Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Mayor of the City of Ann Arbor
Published: 5/16/2024 in the Washtenaw Legal News.

(05-16)

ORDER FOR SERVICE BY PUBLICATION/POSTING AND NOTICE OF ACTION
Case No. 24-000496-CH

STATE OF MICHIGAN, 22nd Judicial Circuit, 101 E. Huron Street, Ann Arbor, MI 48104; (734) 222-3001
The Messias Temple, Number One of Ypsilanti, Michigan, Incorporated a/k/a Messias Temple Church, a Michigan nonprofit corporation
Plaintiffs
vs
RALPH E. SMALLIDGE, deceased and all unknown heirs, devisees or assignees of RALPH E. SMALLIDGE, deceased, HELEN M. SMALLIDGE, deceased and all unknown heirs, devisees or assignees of HELEN M. SMALLIDGE, deceased
Defendants

TO: Ralph E. Smallidge, deceased and all unknown heirs, devisees or assignees of Ralph E. Smallidge.

IT IS ORDERED:

1. You are being sued in this court by the plaintiff to quiet title to property at 415 S. Washington St., Ypsilanti, Michigan 48197. You must file your answer or take other action permitted by law in this court at the court address above. If you fail to do so, a default judgment may be entered against you for the relief demanded in the complaint filed in this case.

2. A copy of this order shall be published once each week in Washtenaw County Legal News for three consecutive weeks, and proof of publication shall be filed in this court.

Date: May 6, 2024
TIMOTHY CONNORS
Judge

Morello Law Group, P.C.
Robert E. Emmitt (P-73089)
1800 Biddle Avenue
Wyandotte, MI 48192
(734) 281-6464

(05-16)(05-30)

PUBLICATION OF NOTICE OF HEARING REGARDING PETITION FOR NAME CHANGE CASE NO. and JUDGE 24-391-NC Judge Julie Owdziej

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Ann Arbor, MI 48107-8645; (734) 222-3001
In the Matter of
JOHN ROSS CARTER

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: John Carter has filed a petition for name change.

A name change hearing will be held on **May 31, 2024** at 9:00 A.M. via Zoom Meeting ID# 743 377 8758 before Judge Julie Owdziej to change the name of John Ross Carter to John Ross Canty.

(05-16)

NOTICE OF PUBLIC HEARING

A public hearing on the following items will be held by the Ann Arbor City Planning Commission on **Tuesday, June 4, 2024 at 7:00 p.m.** Washtenaw Avenue/East Stadium Boulevard – Transit Corridor District (TC1) Rezoning - The Ann Arbor Planning Commission will hold a public hearing to hear all those interested in a proposed rezoning, which is an Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone parcels in the Washtenaw Avenue/East Stadium Boulevard area near US 23 to TC1 (Transit Corridor) district before making a recommendation to City Council.

The City of Ann Arbor is considering action to rezone approximately 103 acres, including at least 61 addresses and tax parcels, in the Washtenaw Avenue/East Stadium Boulevard area. More information is available at https://plan.a2gov.org/TC1Corridors. Parcel Addresses or Tax Identification Numbers Proposed to be Rezoned to TC1 (Transit Corridor): 2300, 2310, 2320, 2350, 2430, 2460, 3003, 3021, 3031, 3035, 3100, 3160, 3170, 3180, 3201, 3240, 3250, 3275, 3305, 3310, 3315, 3325, 3330, 3336, 3340, 3345, 3352, 3354, 3360, 3365, 3380, 3400, 3402, 3408, 3411, 3426, 3440, 3451, 3500, 3501, 3521, 3555, 3720, 3750, 3795 Washtenaw Avenue; 2300, 2310, 2311, 2330, 2333, 2349, 2353, 2361, 2366, 2381, 2424 East Stadium Boulevard; 1900 Manchester Road; 2211, 2232, 2334 Pittsfield Boulevard; 2099 Chalmers Drive; 2203 Platt Road. Pittsfield Village –Townhouse Dwelling District (R3) Rezoning - The Ann Arbor Planning Commission will hold a public hearing to hear all those interested in a proposed rezoning, which is an Amendment to the Zoning Map, Section 5.10.2, of Chapter 55 (Unified Development Code) to rezone a portion of a parcel in the Pittsfield Village development along Parkwood Avenue zoned C3 (Fringe Commercial) to R3 (Townhouse Dwelling) before making a recommendation to City Council. The proposed R3 zoning will match the existing residential use of the parcel.

Parcel Addresses or Tax Identification Numbers Proposed to be Rezoned to R3 (Townhouse Dwelling District): 09-12-02-209-902, which includes 2224, 2232, 2234, 2236, 2238, 2254, 2256, 2258, 2260, 2262, 2264, 2270, 2272, 2274, 2276, 2304, 2306, 2308, 2310, 2314, 2316, 2318, 2320, 2322, 2324, 2328, 2330, 2332, 2334, 2338, 2340, 2342, 2344, 2348, 2350, 2354, 2356, 2360, 2362 Parkwood Avenue.

Information relating to this proposal and public hearing will be linked in the agenda for the meeting when it is published at https://a2gov.legistar.com/Calendar.aspx. Questions concerning a public hearing may be directed to the Planning Services Unit by emailing planning@a2gov.org or calling (734) 794-6265. Viewing options will be available on CTN Ann Arbor's website: https://www.a2gov.org/departments/communications/ctn/Pages/watch.aspx Public Comment at any public hearing may be provided using the following methods:

- In person at the meeting
- Online via Zoom (see the agenda for Meeting ID and access information)
- By phone calling 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

Please note it is possible that telephone or online public comment may encounter technical difficulties that prevent your participation. For assurance that your comments will be heard, submit them in writing ahead of the meeting or attend in person, as technical difficulties will not automatically result in postponement of any action. Written comments may be submitted using the City's eComment system, which will be available alongside the agenda when it is published at http://a2gov.legistar.com/Calendar.aspx or by email to planning@a2gov.org.

Brett Lenart, Ann Arbor Planning Manager,

Published in the Washtenaw Legal News 5/16/2024.

(05-16)

PUBLICATION OF NOTICE OF HEARING REGARDING PETITION FOR NAME CHANGE CASE NO. and JUDGE 24-549-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
BRAYDEN LAWRENCE JOHNSON

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: Arielle Vermillion-Johnson has filed a petition for name change.

A name change hearing will be held on **May 31, 2024** at 9:00 A.M. 101 E. Huron St., Ann Arbor, Michigan 48107 via Zoom before Judge Julia B. Owdziej to change the name of Brayden Lawrence Johnson to Brayden Lawrence Dann.

(05-16)

Notice to Creditors of Irrevocable Trust THE DORIS MAE JEDELE IRREVOCABLE TRUST dated 07-09-1997

TO ALL INTERESTED PERSONS:

Your interest in the trust estate may be barred or affected by the following:

DORIS MAE JEDELE, whose last known address was Chelsea Retirement Community, 801 West Middle Street, Apt. 175, Chelsea, Washtenaw County, Michigan 48118, died on February 18, 2024. Decedent's date of birth: November 24, 1937; Social Security No. XX-XXX-6515. By Trust Indenture dated July 8, 1997, the decedent established the DORIS MAE JEDELE TRUST.

Creditors of the decedent are notified that all claims against the trust estate will be forever barred unless presented to the Trustee, Bank of Ann Arbor, c/o Seth L. Goldner, P.C., 7091 Orchard Lake Road, #240, West Bloomfield, MI 48322, within four months of the date of publication of this notice.

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

THIS NOTICE IS PUBLISHED ON the 16th day of May 2024.
Attorney for the Trustee -
Bank of Ann Arbor
Seth L. Goldner (P44496)
Seth L. Goldner, P.C.
7091 Orchard Lake Road, #240
West Bloomfield, MI 48322
248-855-7070
info@goldlawpc.com

(05-16)

NOTICE TO CREDITORS Decedent's Estate

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072
Estate of
ALICE CATHERINE WALZ, Deceased Date of Birth: June 6, 1928

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Alice Catherine Walz, died April 2, 2024.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Janet Ann Walz, 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: May 8, 2024
JANET ANN WALZ
Personal Representative
10024 Woodhill Road
Bethesda, MD 20817
(240) 271-3783
Varnum LLP
Rebecca K. Wrock (P-78973)
Attorney at Law
101 N. Main Street, Suite 525
Ann Arbor, MI 48104
(734) 372-2914

(05-16)

NOTICE TO CREDITORS Decedent's Estate CASE NO. and JUDGE 24-496-DE

STATE OF MICHIGAN, Probate Court, Washtenaw County, 101 E. Huron St., Room 1104, Ann Arbor, MI 48107; (734) 222-3072
Estate of
BETTY JANE BUECHEL, Deceased Date of Birth: January 19, 1930

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Betty Jane Buechel, died May 14, 2023.

Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to John R. Birko, 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: May 8, 2024
JOHN R. BIRKO
Personal Representative
9318 Apple Crest Drive
Saline, MI 48176
(248) 595-0071
Ashley D. Shea (P-82471)
Attorney at Law
26100 American Drive, 2nd Floor
Southfield, MI 48034
(248) 595-0071

(05-16)

NOTICE TO CREDITORS

STATE OF MICHIGAN, Washtenaw County
IRMA C. KOVACS REVOCABLE TRUST AGREEMENT DATED MAY 14, 2013 Date of Birth: August 17, 1927

TO ALL CREDITORS:

NOTICE TO CREDITORS: The decedent, Irma C. Kovacs, died March 25, 2024.

Creditors of the decedent are notified that all claims against the Trust will be forever barred unless presented to Joanne E. Beach, Trustee, within 4 months after the date of publication of this notice.

JOANNE E. BEACH
Trustee
7475 Donovan Rd.
Dexter, MI 48130
(734) 645-7312
Gold & Associates, P.C.
Kenneth R. Gold (P-40491)
Attorney at Law
794 S. Main Street
Plymouth, MI 48170
(734) 335-7100

(05-16)

(Continued on Page 7)