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.

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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

SCIO TOWNSHIP ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE MEETING TO BE HELD AT SCIO TOWNSHIP 827 N ZEEB RD, ANN ARBOR MI 48103

NOTICE IS HEREBY GIVEN that a public meeting of the Scio Township Zoning Board of Appeals will be (held at the Scio Township Hall, 827 N. Zeeb Road, Ann Arbor, Michigan, via zoom,) on **Thursday, September 19, 2024, at 7:00 p.m**.

During this meeting the Zoning Board of Appeals will hold public hearings on the following matters pursuant to the Scio Township Codified Zoning Ordinance of 2009, as amended:

A. Variance # 24006, Kenneth & Elizabeth Kingsley, 5730 Marshall, H -08-16-100-020, to allow a land division with resulting lot width of 66 feet rather than the required 200-foot lot width.

Pursuant to section 36-75 Schedule of Regulations of the Scio Township zoning ordinance.

Persons or their duly appointed representative having interest in said applications shall there and then be heard at the above described meetings or adjournment thereof relative to any matters that should come before the Zoning Board of Appeals.

Details concerning the aforementioned matters may be examined by interested persons and written comments will be received, at the Scio Township Offices at 827 N. Zeeb Road during office hours, weekdays, between 8:00 am and 4:00 pm. Persons with disabilities are encouraged to participate.

Accommodations, including sign language interpreters, may be arranged by contacting the Scio Township's Clerk's Office at 734-369-9400 during the above hours, at least seven days in advance. Scio Township Clerk

(08-29)

CHARTER TOWNSHIP OF YPSILANTI ORDINANCE NO. 2024-508

At the Regular Meeting held on August 20, 2024 the Charter Township of Ypsilanti Board of Trustees approved Ordinance No. 2024-508, an ordinance to amend Chapter 62, Article IV, Section 62-77 of the Code of Ordinances, Charter Township of Ypsilanti, to adjust sewer service rates.

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

If you have any questions, please call (734)544-4000.
Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

(08-29)

ANN ARBOR CITY NOTICE NOTICE OF PUBLIC HEARING

The Ann Arbor City Council will conduct a public hearing at **7:00 p.m., Tuesday, September 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 following:

1. An Ordinance to Amend Sections 1:175 Through 1:185 of Chapter 8 - Organization of Boards and Commissions of Title I Administration of The Code of The City of Ann Arbor (Planning Commission Modifications) (ORD-24-16)

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 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 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

(08-29)

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.

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 SEPTEMBER 26, 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.

Default has been made in the conditions of a mortgage made by Cathy Holland, to Argent Mortgage Company, LLC, Mortgagee, dated October 8, 2004 and recorded December 9, 2004 in Liber 4443, Page 962 Washtenaw County Records, Michigan. Said mortgage is now held by WELLS FARGO BANK, N.A., as Trustee for Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2004-WHQ2, by assignment. There is claimed to be due at the date hereof the sum of Six Thousand One Hundred Forty-Three and 96/100 Dollars ($6,143.96).

Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public vendue at the place of holding the circuit court within Washtenaw County, Michigan at 10:00 AM on SEPTEMBER 26, 2024.

Said premises are located in the City of Ypsilanti, Washtenaw County Michigan, and are described as:

Commencing at a point on the West line of Hawkins Street, 400 feet North of North line of Frederick Street; thence West 120 feet, North 50 feet, East 120 feet, South 50 feet to Beginning, being known as Lot 12, Wordens City Gardens, unrecorded.

426 Hawkins Street, Ypsilanti, Michigan 48197

The redemption period shall be 12 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.

If the property is sold at foreclosure sale, 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 damage to the property during the redemption period.

Dated: August 29, 2024
File No. 24-007426
Firm Name: Orlans PC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400

(08-29)(09-19)

Public Hearing Notice Ypsilanti City Council Tuesday, September 17, 2024, 7:00 pm

A public hearing will be held by the City Council on **September 17, 2024,** to receive comments on the following: Adaptive Reuse Planned Unit Development (PUD):

Childcare Center and Community Learning Resource Center at 202, 206, & 218 E. Forest Avenue

The City Council will hear a presentation, hold a public hearing, and consider an adaptive reuse planned unit development of property located at 202 E. Forest Ave (Parcel ID# 11-11-04-483-003), 206 E. Forest Ave (Parcel ID# 11-11-04-483-002), and 218 E. Forest Ave (Parcel ID# 11-11-04-483-001).

The adaptive reuse planned unit development will include childcare centers at 202 and 206 E. Forest and will utilize the vacant building at 218 E. Forest for a community learning center.

Site layout improvements, such as restriping the parking lot and creating a new landscaping island will be conducted to accommodate this development.

The property is in the Core Neighborhood Single Family (CN-SF) zoning district. Zoning Ordinance Text Amendment:

Electronic Message Board (EMBs) The City Council will hear a presentation, hold a public hearing, and consider a zoning ordinance text amendment to Section 122-417 (Parks) Non-use and dimensional requirements, Section 122-422 (Single-Family Residential) Non-use and dimensional requirements, Section 122-427 (Multiple Dwelling) Non-use and dimensional requirements, 122-432 (Production, Manufacturing, and Distribution) Non-use and dimensional requirements, Section 122-442 (Core Neighborhoods) Non-use and dimensional requirements for site improvements not regulated by building type, Section 122-447. (Center) Non-use and dimensional requirements for site improvements not regulated by building type, Section 122-452. (Corridors) Non-use and dimensional requirements for site improvements not regulated by building type, Section 122-462 (Health and Human Services) Non-use and dimensional requirements for site improvements not regulated by building type, Section 122-664 Prohibited Signs, and Section 122-665 Sign Design Standards to allow Electronic Message Board Signs in the (HC) Historic Corridor, (NC) Neighborhood Corridor, (GC) General Corridor, (C) Center, (CN-sf) Core Neighborhood Single Family, (CN-Mid) Core Neighborhoods Mid, (CN) Core Neighborhoods with reasonable standards to ensure compatibility with neighboring uses and reduce the potential for off sight glare. The Planning Commission heard, reviewed, and approved the text amendment and adaptive reuse planned unit development at their August 21, 2024, meeting and is recommending the City Council approve the proposed development and text amendment.

City Council agendas and packets will be available at cityofypsilanti.com/agendacenter.

The proposed items may be viewed there or may be viewed in the August 21, 2024, Planning Commission packet and minutes at cityofypsilanti.com/agendacenter.

The meeting will be held in the Council Chambers, at Ypsilanti City Hall, located at 1 S Huron St, Ypsilanti, MI 48197.

For further information, please call 734-483-9646 or email Joshua Burns, City Planner, at jburns@cityofypsilanti.com.

Written comments can be provided before 4 pm, September 16, emailed to jburns@cityofypsilanti.com or dropped off/mailed to City Hall.

For a full calendar of City events, please go to our website at cityofypsilanti.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 being 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.
Tracey Boudreau City Clerk
Posted: August 27, 2024

(08-29)

NOTICE TO CREDITORS IRA KONIGSBERG, Deceased Date of Birth: May 30, 1935

TO ALL CREDITORS:

Your interest in the Ira Konigsberg Trust Agreement dated August 11, 2003, as amended and restated May 23, 2024, may be barred or affected by the following:

The decedent, Ira Konigsberg, who lived at 2 Haverhill Court, Ann Arbor, Michigan 48105, died on June 17, 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 Ira Konigsberg Trust Agreement dated August 11, 2003, as amended and restated May 23, 2024, will be forever barred unless presented to Henry E. Alvarez, Trustee,13701 W. Quail Hollow Court, Chelsea, Michigan 4118, within four (4) 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 (P-77885)
350 South Main Street, Suite 400
Ann Arbor, Michigan 48104-2131
(734) 761-9000

(08-29)

Public Hearing Notice City of Ypsilanti Planning Commission Wednesday, September 18, 7:00 pm Ypsilanti City Hall 1 S Huron St, Ypsilanti, MI 48197

Public hearings will be held by the Ypsilanti Planning Commission at their regular September 18, 2024, meeting to consider the following: Special Use Permit: Marihuana Retailer at 815 N. Huron River Drive

The Planning Commission will hear a presentation, hold a public hearing, and may decide on a Special Use Permit application for a marihuana retailer.

The property is known as Planet Jane at 815 N. Huron River Drive (Parcel ID # 11-11-04-266-002), located in the General Corridor (GC) zoning district. Special Use Permit: Multi-Family Apartments at 201 N. Park

The Planning Commission will hear a presentation, hold a public hearing, and may decide on a Special Use Permit application for an 8-unit, multi-family apartment at 201 N. Park (Parcel ID # 11-11-09-109-007), located in the Neighborhood Corridor (NC) zoning district.

The proposal will also include the office headquarters for Quatro Construction, making this proposal a mixed-use development. Planning Commission agendas and packets are available at cityofypsilanti.com/agendacenter.

The meeting will be held at 7:00 pm in the Council Chambers at Ypsilanti City Hall, located at 1 S Huron St, Ypsilanti, MI 48197.

Written comments can be submitted before 4 pm September 17, emailed to jburns@cityofypsilanti.com or dropped off/mailed to City Hall.

For further information, please call 734-483-9646 or email Josh Burns, City Planner, at jburns@cityofypsilanti.com. For a full calendar of City events, please go to our website at cityofypsilanti.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 being 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.
Tracey Boudreau City Clerk
Posted: August 27, 2024

(08-29)

ANN ARBOR CITY NOTICE NOTICE OF PUBLIC HEARING

The Ann Arbor City Council will conduct a public hearing at **7:00 p.m., Monday, September 16, 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 following:

1. An Ordinance to Amend Sections 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) (ORD-24-17)

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 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 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

(08-29)

CHARTER TOWNSHIP OF YPSILANTI ORDINANCE NO. 2024-507

At the Regular Meeting held on August 20, 2024 the Charter Township of Ypsilanti Board of Trustees approved Ordinance No. 2024-507, an ordinance to amend Chapter 62, Article IV, Section 62-76 (a)(1) of the Code of Ordinances, Charter Township of Ypsilanti, to adjust water service rates.

The ordinance is available in the Clerk's Office and can be viewed online at www.ytown.org. If you have any questions, please call (734)544-4000.
Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti

(08-29)

ANN ARBOR CITY APPROVAL NOTICE ORDINANCE NO. ORD-24-14 3380 NIXON ROAD CONDITIONAL ZONING AMENDMENT

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, (3380 Nixon Road Conditional Zoning – Owl Creek Phase 2) 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:

That part of the Northeast ¼ of the Southeast ¼ of Section 10, Town 2 South, Range 6 East, Ann Arbor Township, Washtenaw County, Michigan, lying South of the South right of way line of US-23. EXCEPT, All that part of the Northeast ¼ of the Southeast ¼ of said Section 10, described as: Beginning at a point which is South 01 degrees 22 minutes 57 seconds East along the centerline of Nixon Road 1011.81 feet from the Northwest corner of the Northeast ¼ of the Southeast ¼ of said Section 10; thence North 88 degrees 37 minutes 03 seconds East, 50.00 feet; thence North 01 degrees 22 minutes 57 seconds West, 450.00 feet; thence North 88 degrees 37 minutes 03 seconds East, 25.00 feet; thence North 01 degrees 22 minutes 57 seconds West, 248.26 feet to a point on the Southerly right-of-way line of Highway US-23; thence Westerly along said right-of-way line, to the centerline of Nixon Road; thence South 01 degrees 22 minutes 57 seconds East, 707.00 feet more or less, to the Point of Beginning. in the City of Ann Arbor, Washtenaw County, Michigan as R4D (Multiple-Family Dwelling) District WITH CONDITIONS, in accordance with the attached Conditional Zoning Statement of Conditions which is 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 August 19, 2024.
Jacqueline Beaudry, Ann Arbor City Clerk
Christopher Taylor, Mayor of the City of Ann Arbor

(08-29)

CHARTER TOWNSHIP OF YPSILANTI NOTICE OF PUBLIC HEARING ZONING BOARD OF APPEALS REQUEST

Take notice that the following variance request has been filed with the Charter Township of Ypsilanti Zoning Board of Appeals pursuant to Section 1704 of the Township Zoning Ordinance:

Applicant: Skilken Gold Location: 755 S. Hewitt Rd., 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197

Parcel ID: K-11-18-100-019, K-11-39-350-023 and K-11-39-350-022

Request: Article 5 – Sec. 507.1.E: Transparency Requirements:

Request for variance to the transparency requirements on W. Michigan Ave, S. Hewitt Road, and East facades in form-based districts.

The Zoning Board of Appeals invites the public to attend a public hearing on this application to be held on **Wednesday, September 18th, 2024, at approximately 6:30 P.M. i**n the Civic Center Board Room (7200 S. Huron River Drive) to comment on or raise objections, if any, to this petition.

If you need any assistance due to a disability, please contact the Planning Department at least 48 hours in advance of the meeting at planning@ypsitownship.org or (734) 544-4000 ext.

1. The variance request files are available for inspection at the Civic Center in the Office of Community Standards or by calling (734) 544-4000 ext. 1 for more information.

Please address written comments to Ypsilanti Township Zoning Board of Appeals, 7200 S. Huron River Drive, Ypsilanti, MI 48197 or email to planning@ypsitownship.org.

(08-29)

Ann Arbor Area Transportation Authority Invitation for Bid (IFB) 2024-11 Snow Removal Services

Ann Arbor Area Transportation Authority (AAATA) seeks bids from experienced, qualified, and insured Contractors for complete snow plowing and snow removal services for six (6) of its properties. Bid submittals MUST be uploaded and received by **Wednesday, September 25, 2024, at 2:00 pm** ET on www.bidnetdirect.com.

To receive a copy of the IFB, please go to www.bidnetdirect.com to access the web site. BidNet Direct offers various Vendor Registration plans: The Search Only Access plan is free; the Automatic Email Notification plans have an annual fee.

For assistance in registering, please call BidNet's Vendor Support at 800-835-4603, Monday - Friday, 8:00 am – 8:00 pm ET. AAATA will not mail, email nor fax the solicitation, Addenda, changes or updates to prospective proposers or interested parties.

(08-29)

PUBLICATION OF NOTICE File No. 2024

STATE OF MICHIGAN, Probate Court, County of Washtenaw
In the Matter of
ANTHONY PARKER, Deceased

(Continued on Page 7)