



THIRD JUDICIAL CIRCUIT
OF MICHIGAN

ROBERT J. COLOMBO, JR.
CHIEF JUDGE

701 COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE
DETROIT, MICHIGAN 48226-3413

(313) 224-5430

DOCKET DIRECTIVE 2014 – 26

STATE OF MICHIGAN
THIRD JUDICIAL CIRCUIT

**SUBJECT: Proceedings Regarding Expedited Quiet Title and Foreclosure Actions
filed by the Detroit Land Bank Authority**

This Docket Directive is issued pursuant to MCR 8.110 and 8.111.

IT IS ORDERED THAT:

Effective: September 2, 2014

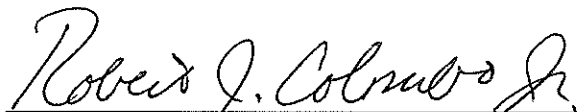
This Docket Directive applies to all complaints, petitions, and accompanying requests for expedited quiet title and foreclosure actions filed in the Third Judicial Circuit Court initiated by the Detroit Land Bank Authority pursuant to MCL 124.759. The Docket Directive is necessary for the purposes of administrative efficiency, judicial economy, establishing adequate minimum due process, including notice requirements, and to avoid the potential for conflicting decisions on the same issue by judges of the same court.

The following procedures will apply to all complaints, petitions, and accompanying requests for expedited quiet title and foreclosure actions filed on or after August 18, 2014:

1. All civil actions for Expedited Quiet Title and Foreclosure Proceedings (CT) filed by the Detroit Land Bank Authority related to or arising out of the blight removal will be assigned to the docket of Chief Judge Robert J. Colombo, Jr. The Detroit Land Bank Authority will clearly identify all actions subject to this Docket Directive at case initiation.
2. The properties identified for Expedited Quiet Title and Foreclosure Actions by the Detroit Land Bank Authority may be joined and filed as one action, not to exceed 50 separate properties.
3. Each complaint, petition, or request for Expedited Quiet Title and Foreclosure Action shall include allegations that the following minimum diligent inquiry efforts were made with respect to each owner, interested parties, or lienholders of record in the subject properties:

- (a) Completion of a title search of the records of the Wayne County Register of Deeds, as well as a search of the Wayne County Treasurer property tax records, to identify and locate owners, interested parties, or lienholders of record in the subject property who are entitled to notice of the quiet title and foreclosure hearing and their last known address.
 - (b) Utilization of electronic investigative tools available on the internet and other available tracking database services including but not limited to those provided by Lexis, Westlaw, ChoicePoint or other similar services to identify the last known address of the owners, interested parties, or lienholders of record in the subject properties.
 - (c) Service of process by certified mail, as required under MCL 124.759(6), at the last known address of owners or interested parties of record, as ascertained through diligent inquiry efforts described above.
 - (d) Posting a copy of the notice of Expedited Quiet Title and Foreclosure Action, as required under MCL 124.759(7), on each of the subject properties identified in the action.
4. Not less than 30 days before the Expedited Quiet Title and Foreclosure Hearing, the Detroit Land Bank Authority shall file proof of notice by certified mail, proof of notice by posting on the property, and proof of notice by publication if applicable, as required pursuant to MCL 124.759(10). All diligent inquiry efforts relating to notice and proof of service shall be specifically detailed in an affidavit pertaining to each property and shall otherwise be in conformity with this Docket Directive and applicable court rules.
 5. Recognizing the significant costs and effort associated with providing copies of common evidence exhibits with each complaint filed in these actions, each complaint will identify all common evidence exhibits and the locations where a copy of such common evidence exhibits may be obtained. One such location shall include the Wayne County Circuit Court Clerk's office located on the 2nd floor of the Coleman A. Young Building and the other location may include the Detroit Land Bank Authority's website identified as such in the complaint.
 6. The Wayne County Clerk, the Third Circuit Court's Case Processing Department, and the Third Circuit Court's Information Technology Systems Bureau are directed to take all steps necessary to implement this Directive.

Dated: September 2, 2014


Hon. Robert J. Colombo, Jr. Chief Judge
Third Judicial Circuit of Michigan