



**THIRD JUDICIAL CIRCUIT
OF MICHIGAN**

ROBERT J. COLOMBO, JR.
CHIEF JUDGE

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DETROIT, MICHIGAN 48226-3413

(313) 224-5430

DOCKET DIRECTIVE 2016 – 07

**STATE OF MICHIGAN
THIRD JUDICIAL CIRCUIT**

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

This Docket Directive rescinds and replaces Docket Directive 2007-08 – AMENDED.

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

IT IS ORDERED THAT:

Effective: August 15, 2016

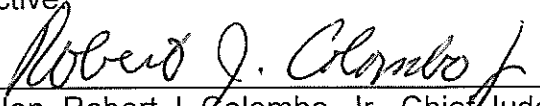
This Docket Directive applies to all complaints, petitions, and accompanying requests for expedited quiet title and foreclosure actions filed in the Third Judicial Circuit Court initiated by the Wayne County Land Bank Authority pursuant to MCL 124.759. The Docket Directive is necessary for the purposes 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 15, 2016:

1. All civil actions for Expedited Quiet Title and Foreclosure Proceedings (“CT”) filed by the Wayne County Land Bank Authority related to or arising out of the blight removal will be assigned to the docket of the Chief Judge. The Wayne County 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 Wayne County Land Bank Authority may be joined and filed as one action, not to exceed 50 separate properties for each complaint ("Batch Filing"). Each Batch Filing shall require a single complaint filing fee.
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) Service of process by regular mail addressed to the "Occupant", as required under MCL 124.759(6), for each property identified in the action.
 - (e) 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. Prior to the Expedited Quiet Title and Foreclosure Hearing, the Wayne County 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.

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.


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

Dated: October 17, 2016