



CITY OF BURTON
BURTON CITY COUNCIL MEETING
SEPTEMBER 19, 2022
MINUTES

Council Chambers

Special Meeting

6:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 6:00 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Vice President	Present	
Steven Heffner	President	Present	
Vaughn Smith	Councilman	Present	
Gregory Fenner	Councilman	Present	
Christina Conley	Councilwoman	Present	
Greg Hull	Councilman	Present	
Christina Hickson	Councilwoman	Present	

B. STAFF PRESENT

Racheal Boggs, City Clerk
Dave Martinez, Building Official
Amber Abbey, Deputy DPW Director

C. AUDIENCE PARTICIPATION

Garry Maxton, Attorney for PNC Bank stated the bank has a mortgage on the property, there was a foreclosure that is in redemption and will expire on October 27th. At that time, we can take possession of the property. He have taken bids for getting the property cleaned up and selling the vacant land however, that will be up to HUD.

D. PRESENTATION: THE BUILDING OFFICIAL WILL GIVE A PRESENTATION ON EACH PROPERTY AS THEY COME UP.

Dave Martinez stated this property has been through a pretty serious fire. It is a hazard and dangerous to the community. I recommend option #1 of the demolition process, immediate demolition.

E. COUNCIL ACTION

1. Motion for Immediate Demolition of 2118 James, with DPW given authorization to request sealed bids and the structure to be razed within the thirty (30) days of Burton City Council's acceptance of the low bid and the City Attorney's approval of the contract documents for execution of a contract with the Mayor and Clerk.

Mr. Fenner asked if there was insurance on the property.

Mr. Maxton stated he believes an insurance claim has been made but does not know the status of the claim.

Mrs. Abbey stated the Fire Department has not been informed of an insurance claim. The fire was over a year ago and we would've had the money by now.

Mr. Smith stated if we demo this and pay for it, what happens?

Mrs. Abbey stated we will charge it to the property owner. This essentially will be PNC Bank when they foreclose in a couple of weeks. It sounds like she has walked away from the property.

Mr. Fenner stated the bank plans on demolishing this property themselves and selling the vacant land. Could we go with option # 3 giving them 90 days. This way, it would come off our bill.

Mr. Hull stated regardless if there is insurance, we demo it and bill the bank for the cost of the demo.

Mrs. Abbey said, right. We always charge the property owner. We don't always get the money back.

Mr. Fenner stated it seems to me that we should give them the 90 days and try to save us the money. It's a gamble if we get the money back.

Discussion continued about immediate demolition versus allowing an additional 90 days.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tom Martinbianco, Vice President
SECONDER:	Vaughn Smith, Councilman
AYES:	Martinbianco, Heffner, Smith, Fenner, Conley, Hull, Hickson

Meeting was adjourned at 6:08 PM.



ADOPTED

AGENDA ITEM (ID # 5489)

DOC ID: 5489

**THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING
ANY COMMENTS TO THE DEMOLITION UNDER
CONSIDERATION, TO-WIT: 2118 James St, Parcel ID # 59-29-
555-025 at 6:00 p.m.**

RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 2118 James St, Parcel #59-29-555-025 to be a public nuisance or hazard and to further require the owner(s) or occupant(s) to:

1. Immediate Demolition, with DPW given authorization to request sealed bids and the Structure to be razed within the thirty (30) days of Burton City Council's acceptance of the low bid and the City Attorney's approval of the contract documents for execution of a contract with the Mayor and Clerk, or
2. *Alter by repair the structure to Burton City Code with a Building Permit within _____days, or
3. *Abate(tear down) the structure to Burton City Code with a Demolition Permit with _____days, or
4. Postpone any further action for _____days, based on the following circumstances:

The Burton City Council is to select one (1) of the above orders. The Department of Public Works recommends the immediate demolition, contingent upon Burton City Council's acceptance of the low bid.

*The Department of Public Works is hereby given the authority to demolish the structure(s) upon failure to comply with the Building Permit or Demolition Permit.

COMMENTS - Current Meeting:

Mr. Fenner asked if there was insurance on the property.

Mr. Maxton stated he believes an insurance claim has been made but does not know the status of the claim.

Mrs. Abbey stated the Fire Department has not been informed of an insurance claim. The fire was over a year ago and we would've had the money by now.

Mr. Smith stated if we demo this and pay for it, what happens?

Mrs. Abbey stated we will charge it to the property owner. This essentially will be PNC Bank when they foreclose in a couple of weeks. It sounds like she has walked away from the property.

E.1

Mr. Fenner stated the bank plans on demolishing this property themselves and selling the vacant land. Could we go with option # 3 giving them 90 days. This way, it would come off our bill.

Mr. Hull stated regardless if there is insurance, we demo it and bill the bank for the cost of the demo.

Mrs. Abbey said, right. We always charge the property owner. We don't always get the money back.

Mr. Fenner stated it seems to me that we should give them the 90 days and try to save us the money. It's a gamble if we get the money back.

Discussion continued about immediate demolition versus allowing an additional 90 days.

ATTACHMENTS:

- Demolition Packet (PDF)

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tom Martinbianco, Vice President
SECONDER:	Vaughn Smith, Councilman
AYES:	Martinbianco, Heffner, Smith, Fenner, Conley, Hull, Hickson

Demolition Packet

2118 James St.

September 19, 2022

At

6:00 p.m.

Attachment: Demolition Packet (5489 : 2118 James)

REQUEST FOR INVESTIGATION
NUISANCE OR HAZARDOUS CONDITION OF PREMISES

TO: Building Division, Department of Public Works

RE: Premises located at: 2118 James St., 59-29-555-025
City of Burton, Genesee County, Michigan, legally
described as:

LOT 46 STAR SUBDIVISION

Please investigate the above described premises and report to the Burton City Council regarding whether the condition of said premises constitutes a public nuisance or hazardous condition, dangerous to the health, safety, or welfare of the inhabitants of the City of Burton or those residing or habitually going near said premises. If so, set a Public Hearing date for the Burton City Council's action with the property owner's right to address the Burton City Council.

Date: July 18, 2022



Duane Haskins, Mayor

Attachment: Demolition Packet (5489 : 2118 James)



City of Burton

DEPARTMENT OF PUBLIC WORKS

4093 MANOR DRIVE
BURTON, MI 48519
PHONE (810) 742-9230
FAX (810) 742-8015
www.burtonmi.gov

July 26, 2022

Sargent's Title
625 S. Grand Traverse
Flint MI 48502

Re: Title Searches

3491 Atherton Rd.	Parcel 59-21-578-004
3512 Barcy Ct.	Parcel 59-29-552-016
1423 S. Belsay Rd.	Parcel 59-13-300-006
2118 James St.	Parcel 59-29-555-025
2079 E. Judd Rd.	Parcel 59-32-503-317
3518 Laurel Ave.	Parcel 59-29-576-020
4237 Leith St.	Parcel 59-03-504-068
2172 Scottwood Ave.	Parcel 59-32-503-261
2017 Term St.	Parcel 59-21-528-040

Please provide a title search for the above nine (9) locations and invoice this office, to my attention. We are in the process of a demolition/abatement order by the City Council and require the present taxpayer/owner of record at this time as required for proper legal notification. I understand the cost for these title searches will be \$200.00 each for the residential searches and \$350.00 for the commercial search with the searches completed within two weeks.

Thank you for your assistance.

Sincerely,

Amber Abbey
Deputy DPW Director

*Equal Opportunity Employer
Michigan Municipal League Member*



Attachment: Demolition Packet (5489 : 2118 James)



Invoice

Remit payment to:

Sargent's Title Company, LLC
6060 Torrey Road, Suite C
Flint, MI 48507
(810)767-2355

Billed to:

City of Burton
4093 Manor Dr
Burton, MI 48519

Invoice number: 22-56261
Invoice date: July 28, 2022
Please pay before: October 26, 2022
Our file number: 22-56261

Property:

2118 James Street
Burton, MI 48529
Genesee County

Brief legal: Lot 46 of STAR SUBDIVISION

DESCRIPTION	AMOUNT
Title Search	200.00
Invoice total amount due: <u>\$ 200.00</u>	

59-29-555-025

PO# 23-0778
8-11-22
AA

Attachment: Demolition Packet (5489 : 2118 James)

Leandra A. Swayne

From: Shelly Hadden <Shelly@sargentstitle.com>
Sent: Wednesday, August 3, 2022 11:14 AM
To: Leandra A. Swayne
Subject: Deed Search 2118 James Street - 22-56261
Attachments: Invoice & Title Search Pkg.pdf

Hi Leandra
Parcel -59-29-555-025

Last good Deed goes to Tracy L. Carone, also known as Tracy Carone

Interest of PNC Bank who has started foreclosure. Tracy will lose property on October 27, 2022 to PNC Bank if she doesn't pay the mortgage off.

Please let me know if you have any questions.

Thank you,
Shelly
Shelly Hadden
Title Department Manager
Sargent's Title Company
6060 Torrey Road, Suite C
Flint, MI 48507
Direct: (810)767-2359 Ext. 218
Fax: (810) 767-2430
Email: Shelly@sargentstitle.com

BE AWARE OF THE RISKS OF WIRE FRAUD. If you are wiring funds to Sargent's Title Company, please verify wiring instructions by calling your local closing office to confirm accuracy. Do not rely on telephone numbers provided in the email. Never wire money without first confirming verbally that wire instructions are correct.

Notice: This email and any files transmitted with it are privileged and confidential. This email is intended solely for the use of the individual(s) or entity to which it is addressed. If you are not the named addressee, then any dissemination, distribution, and copying is strictly prohibited. Please notify the sender immediately, by email, if you have received this email in error and delete the message from your system. The sender does not accept liability for any errors or omissions in the content of this message that arise as a result of email transmission.

Attachment: Demolition Packet (5489 : 2118 James)

SARGENT'S TITLE COMPANY, LLC
6060 TORREY ROAD, SUITE C
FLINT, MI 48507
(810)767-2355 FACSIMILE: (810)767-2430

TITLE SEARCH

File No.: 22-56261
Address: 2118 James Street, Burton, MI 48529
Parcel No.: 59-29-555-025

LAND situated in the City Burton, County of Genesee, State of Michigan, described as:

Lot 46 of STAR SUBDIVISION, according to the recorded plat thereof as recorded in Plat Book 11, Page(s) 18, Genesee County Records.

WE have examined the records of the Register of Deeds Office for Genesee County, State of Michigan, from August 18, 2004 to June 27, 2022 and find the following affecting the above described property:

Warranty Deed recorded in Document Number 200409150096281
Sheriff's Deed recorded in Document Number 202205130039537

THE above report is not intended as evidence of the present condition of the title to the premises described. We assume no responsibility for the actual condition of the title which can be determined only from a complete examination of the records on file in the Office of the Register of Deeds and our liability therefore is limited to the amount paid. This search does not include any instrument, however designated, which has been filed as a financing statement pursuant to the Uniform Commercial Code. This search does not reflect right of ways or mortgages.

CERTIFICATION DATE: June 27, 2022
SH

SARGENT'S TITLE COMPANY, LLC

By: Shelly Hadden

Attachment: Demolition Packet (5489 : 2118 James)

Instr: 200409150096281 09/15/2004
 P: 1 of 1 F: \$14.00 1:06PM
 Melvin Phillip McGree T20040033129
 Genesee County Register TC



Metropolitan Title Company
 America's Premier Title Agency

WARRANTY DEED

Statutory Form

Know All Persons by These Presents: That Virginia Kallin, a single woman
 whose address is 2118 James, Burton, MI 48529

Convey(s) and Warrants(s) to Tracy L. Carone, a single woman
 whose address is 1409 Decamp, Burton, MI 48529

the following described premises situated in the City of Burton, County of Genesee and State of Michigan, to-wit:
Lot(s) 46 of STAR SUBDIVISION, according to the plat thereof recorded in Liber 11 of Plats, page(s) 18
 of Genesee County Records. *AM*

More commonly known as: 2118 James

For the full consideration of: Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$59,900.00).

Subject to: Existing building and use restrictions, easements of record, and zoning ordinances, if any.

If the property conveyed is unplatted, the following applies:

The grantor grants to the grantee the right to make _____ division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. (If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right To Farm Act.

Dated this 18th day of August, 2004.

Signed:

Virginia Kallin
 Virginia Kallin

State of Michigan
 County of Genesee

Notary Public:
 Notary County/State:
 County Acting In:
 Commission Expires:

Dianna L. Fuller
 DIANNA L. FULLER
 Notary Public Genesee County, MI
 Acting in Genesee County
 My Commission Expires Oct. 18, 2004

The foregoing instrument was acknowledged before me
 this August 18, 2004, by Virginia Kallin

I hereby certify, based upon the records in my office,
 that there are no tax liens or titles held by the state, or
 by any individual, against the within description, and
 that all taxes due thereon have been paid for the 5
 years next preceding the date of this instrument.

Daniel T. Kidera
 9-13-04
 SMS



MICHIGAN REAL ESTATE TRANSFER TAX
 DEPT OF TAXATION - GENESSEE COUNTY

09/13/2004 County \$ 66.00
 State \$ 450.00

Stamp# 143468 Rcpt# 461814 *ms*

PLEASE RETURN TO
 METROPOLITAN TITLE
 COMPANY

File Number G-560714GAB

Drafted by: Virginia Kallin 2118 James Burton MI 48529	Return To: Tracy L. Carone 2118 James Burton MI 48529	Send Tax Bills To: Tracy L. Carone 2118 James Burton MI 48529
Recording Fee: 14.00 15.00 File Number: G-560716 <i>Gkp</i>	State Transfer Tax: \$450.00 County Transfer Tax: \$66.00 Total: \$516.00	Tax Parcel No.: <i>QAB</i> 59-29-555-025

14

GENESEE CO. ROD RCD
MAY 18 2022 AM 10:16

202205130039537 Pages: 6

Recorded: 05/13/2022 01:47 PM
Fees: \$30.00 Rpt: 22-36347
John J. Gleason, Registrar of Deeds
Genesee County, MI FILED & RECORDED

\$30.00

Filed & Recorded

10-27-2022

268051F05 Carone - FC J

SHERIFF'S DEED ON MORTGAGE SALE

This Indenture Made this 27th day of April, A.D. 2022, between, Chris Laskney, a Deputy Sheriff in and for Genesee County, Michigan, whose address is 4020 Somers Dr Burton, Michigan 48529-2279, party of the first part, and PNC Bank, National Association, successor by merger to National City Bank, whose address is 3232 Newmark Dr, Miamisburg, OH 45342-5421, party of the second part (hereinafter called the grantee).

WITNESSETH, That Whereas a certain mortgage was granted by Tracy L. Carone, AKA Tracy Carone, An Unmarried Woman, mortgageor(s), to Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns, Mortgagee, dated August 18, 2004, and recorded on September 13, 2004 in Instrument 200409130095169, and modified by agreement recorded on December 23, 2014 in Instrument 201412230086272, and assigned by said Mortgagee to PNC Bank, National Association, successor by merger to National City Bank as assignee as documented by an assignment dated July 6, 2009 recorded on July 17, 2009 in Instrument 200907170052173, in Genesee County Records, Michigan. (said mortgage secured an FHA loan insured by the US Department of Housing and Urban Development ("HUD")), and

WHEREAS, said mortgage contained a power of sale which has become operative by reason of a default in the condition of said mortgage, and

WHEREAS, no suit or proceedings at law or in equity have been instituted to recover the debt secured by said mortgage or any part thereof, and

WHEREAS, by virtue of said power of sale, and pursuant to the statute of the State of Michigan in such case made and provided, a notice was duly published and a copy thereof was duly posted in a conspicuous place upon the premises described in said mortgage, that the said premises, or some part of them, would be sold at 11:00 AM on the 27th day of April, A.D. 2022, at public vendue, that being the place of holding the Circuit Court for Genesee County where the premises are situated and

WHEREAS, pursuant to said notice I did, at on the day last aforesaid, expose for sale at public vendue the said lands and tenements hereinafter described, and on such sale did strike off and sell the said lands and tenements to the grantee for the sum of Twenty-Nine Thousand Four Hundred Forty and 00/100 Dollars (\$29,440.00), that being the highest bid therefore and the grantee being the highest bidder, and

WHEREAS, said lands and tenements are situated in the City of Burton, Genesee County, Michigan, more particularly described in exhibit A, attached and commonly known as:

2118 James St

Property Tax Parcel ID 59-29-555-025

This property may be located within the vicinity of farmland or a farm operation. Generally, accepted agricultural and management practices, which may generate noise, dust, odors, and other associated conditions, may be used and are protected by the Michigan right to farm act.

Now, this Indenture Witnesseth, That I, the Deputy Sheriff aforesaid, by virtue of and pursuant to the statute in such case made and provided, and in consideration of the sum of money so paid as aforesaid, have granted, conveyed, bargained and sold, and by this deed do grant, convey, bargain and sell unto the grantee, its successors and assigns, forever, all the estate, right, title and interest, which the said Mortgageor(s) had in said land and tenements and every part thereof, on the 18th day of August A.D. 2004, that being the date of said mortgage, or at any time thereafter, to have and to hold the said lands and tenements and every part thereof to the said grantee, its successors and assigns forever, to their sole and only use, benefit and behoof forever, as fully and absolutely as I, the Deputy Sheriff aforesaid, under the authority aforesaid, might, could or ought to sell the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the date and year first above written.

Chris Laskney
Deputy Sheriff in and for the County of Genesee

STATE OF MICHIGAN
COUNTY OF GENESEE

On 4/27/27, before me, a Notary Public in and for said County of Genesee, came Chris Laskney, a Deputy Sheriff of Genesee County, known to me to be the individual described in and who executed the above conveyance, and who acknowledged that she/he executed the same to be her/his free act and deed as such Deputy Sheriff.

Tereasa Crista Zygila
NOTARY PUBLIC - STATE OF MICHIGAN, _____ County,
COUNTY OF GENESEE, Michigan
My Commission Expires 05/19/2024 My commission expires:
Acting in the County of _____ Acting in the county of Genesee

THIS INSTRUMENT IS EXEMPT FROM MICHIGAN TRANSFER TAX UNDER MCL 207.505(e); MCL 207.526(v); MCL 207.505(h)(ii).

Prepared By: Heide M. Myszak
P56449
Trott Law, P.C.
31440 Northwestern Hwy Ste. 145
Farmington Hills, MI 48334-5422

HUD #262-1546535-703

268051F05 Carono - FC J

HUD #262-1546535-703

Exhibit A - Property Description

Lot 46 of Star Subdivision, according to the plat thereof recorded in liber 11 of plats, page 18 of Genesee County records.

Attachment: Demolition Packet (5489 : 2118 James)

Team J - Tracy L. Carone

Notice of Foreclosure by Advertisement Notice is given under section 3212 of the revised Judicature Act of 1961, 1961 PA 238, 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 Genesee County, starting promptly at 11:00 AM, on April 27, 2022. The amount due on the mortgage may be greater on the day of 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: Name(s) of the mortgagor(s): Tracy L. Carone, AKA Tracy Carone, An Unmarried Woman Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): PNC Bank, National Association, successor by merger to National City Bank Date of Mortgage: August 18, 2004 Date of Mortgage Recording: September 13, 2004 Amount claimed due on date of notice: \$58,883.13 Description of the mortgaged premises: Situated in City of Burton, Genesee County, Michigan, and described as: Lot 46 of Star Subdivision, according to the plat thereof recorded in liber 11 of plats, page 18 of Genesee County records. Common street address (if any): 2118 James St, Burton, MI 48529-1375 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16). If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, 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 damaging the property during the redemption period. 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. This notice is from a debt collector. Date of notice: March 25, 2022 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 642-2515 1458437 (03-25)(04-15)

AFFIDAVIT OF PUBLICATION

(Affidavit of Publisher)

STATE OF MICHIGAN,
ss.
COUNTY OF GENESEE

The undersigned, an employee of the publisher of Flint-Genesee County Legal News, having knowledge of the facts, being duly sworn deposes and says that a notice, a true copy of which is annexed hereto, was published in Flint-Genesee County Legal News a newspaper circulated in Genesee County on March 25, April 1, April 8, April 15, 2022 A.D.

Suzanne R. Ferguson
Suzanne R. Ferguson

Subscribed and sworn before me on this

15th day of April 2022 A.D.

Stephanie Kleinert
Stephanie Kleinert

Notary Public Genesee County, Michigan. My commission expires: February 6, 2028 Acting In Genesee County, Michigan.

Attorney: Trott Law P.C. - Trott Law P.C. (team j)
AttorneyFile#: 268051F05
Notice#: 1458437



Team J - Tracy L. Carone

EVIDENCE OF SALE

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 Genesee County, starting promptly at 11:00 AM, on April 27, 2022. The amount due on the mortgage may be greater on the day of 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: Name(s) of the mortgagor(s): Tracy L. Carone, AKA Tracy Carone, An Unmarried Woman Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): PNC Bank, National Association, successor by merger to National City Bank Date of Mortgage: August 18, 2004 Date of Mortgage Recording: September 13, 2004 Amount claimed due on date of notice: \$58,883.13 Description of the mortgaged premises: Situated in City of Burton, Genesee County, Michigan, and described as: Lot 46 of Star Subdivision, according to the plat thereof recorded in liber 11 of plats, page 18 of Genesee County records. Common street address (if any): 2118 James St, Burton, MI 48529-1375 The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16). If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, 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 damaging the property during the redemption period. 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. This notice is from a debt collector. Date of notice: March 25, 2022 Trott Law, P.C. 31440 Northwestern Hwy, Suite 145 Farmington Hills, MI 48334 (248) 842-2516 1458437 (03-25)(04-15)

(Affidavit of Posting)

STATE OF MICHIGAN,

COUNTY OF Genesee } ss.
(County Notarizing In)Chris Lackney being duly sworn,
(Print Name)deposes and says that on the 29th day
of March, 2022, he/she posteda true copy of the Notice annexed to the affidavit
of Publication hereto attached in a conspicuous
place upon the premises described in said Notice by

attaching the same in a secure manner to

Front Door (2118 James St)
(Place of Posting)

(Signature)

(Print Name)

Subscribed and Sworn To before Me/This

29th Day of March, 2022Tereasa Crista Zygila
NOTARY PUBLIC (Signature) (Print Name)

TEREASA CRISTA ZYGILA
NOTARY PUBLIC- STATE OF MICHIGAN
COUNTY OF GENESEE
My Commission Expires 05/19/2024
Acting in the County of _____

_____, County, Michigan

My Commission Expires

_____, 20____

Acting In

_____, County, Michigan

CHECK IF

☐ Vacant☐ Multi-Unit☐ Upper Unit☐ Lower Unit☐ Multi-Address☐ Unit 1☐ Unit 2☐ Condo☐ Unit A☐ Unit B☐ Mobile/Manufactured Home☐ No Dwelling

Attorney Office: Trott Law P.C.

Attorney File#: 288051F05

Notice#: 1458437



Carone, Tracy

Trott# 268051F05

NON-MILITARY AFFIDAVIT
STATE OF MICHIGAN

SS.

COUNTY OF OAKLAND

The undersigned, being first duly sworn, deposes and says that upon investigation she/he is informed and believes that no borrower(s) are currently in active military service of the United States.

Heide M. Myszak
Heide M. Myszak Attorney, Trott Law, PC

Signed and sworn to before me in OAKLAND County, MICHIGAN, on this 21st day of April, 2022 by Heide M. Myszak, Attorney, Trott Law, PC Heide Myszak

Tina M Jordan, Notary public
State of Michigan, County of Wayne
My commission expires January 9, 2027
Acting in the County of Oakland

EVIDENCE OF SALE (Affidavit of Auctioneer)
STATE OF MICHIGAN

SS.

COUNTY OF GENESSEE

Chris Lackney
, being duly sworn, deposes and says that she/he is a Deputy Sheriff of said Genessee; that she/he acted as Auctioneer, and made the sale as described in the annexed Deed pursuant to the annexed printed notice: that said sale was opened at 11:00 AM on the 27th day of April, A.D. 2022, at the Main Lobby of the Courthouse in the City of Flint, Michigan, that being the place of holding the Circuit Court in said Genessee County; that the highest bid for the lands and tenements therein described was Twenty-Nine Thousand Four Hundred Forty and 00/100 Dollars dollars \$29,440.00 made by PNC Bank, National Association, successor by merger to National City Bank; that said sale was in all respects open and fair; and that she/he did strike off and sell lands and tenements to said bidders, which purchased the said lands and tenements fairly, and in good faith, as deponent verily believes.

I DO HEREBY CERTIFY that the last day to redeem is October 27, 2022, after which the within Sheriff's Deed will become operative, unless determined abandoned in accordance with MCLA 600.3241a, or unless redeemed according to the law, in such case made and provided.

Chris Lackney
Deputy Sheriff in and for Genessee County, Michigan

Signed and sworn to before me in Genessee County, Michigan, on 4-27-2022

Teresa Zygila
Notary Public, Genessee County, Michigan
My Commission Expires:
Acting in the county of Genessee

TERESA CRISTA ZYGILA
NOTARY PUBLIC- STATE OF MICHIGAN
COUNTY OF GENESSEE
My Commission Expires 05/19/2024
Acting in the County of _____

Prepared By:
Heide M. Myszak (P56449)
Trott Law, P.C.
31440 Northwestern Hwy Ste. 145
Farmington Hills, MI 48334-5422
Trott # 268051F05

ATTN REGISTER OF DEEDS: Please send all Redemption notifications and funds collected in your office to PNC Bank, National Association, successor by merger to National City Bank c/o Trott Law, P.C., Post-Sale Unit, 31440 Northwestern Hwy Ste. 145, Farmington Hills, MI 48334-5422.

ATTN PURCHASERS: This sale may be rescinded by the foreclosing mortgagee. In that event, your damages, if any, shall be limited solely to the return of the bid amount tendered at sale, plus interest. Please be advised that all 3rd party bidders are responsible for preparing and recording the Sheriff's Deed. TROTT LAW, P.C. Hereby expressly disclaims all liability relating to the foreclosure, preparation and recording of the Sheriff Deed.

Attachment: Demolition Packet (5489 : 2118 James)

AFFIDAVIT OF PURCHASER

The Undersigned, being duly sworn, states as follows:

1. I am an employee of Trott Law, P.C. and am authorized as counsel to submit this Affidavit Of Purchaser. I have knowledge of the facts stated herein and am competent to testify concerning such facts regarding a foreclosure sale scheduled for April 27, 2022 with respect to certain real property (the "Property") commonly known as 2118 James St.

2. This affidavit may only be recorded and used by PNC Bank, National Association, successor by merger to National City Bank in the event it is the successful purchaser of the property on April 27, 2022. No other purchaser may utilize this affidavit.

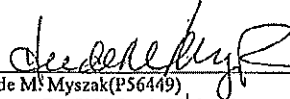
3. The last date the Property may be redeemed is October 27, 2022. ANY REDEEMING PARTY SHOULD NOTE THAT THIS DATE MAY CHANGE AS SET FORTH IN SUBSEQUENT AFFIDAVITS OR AS PROVIDED BY APPLICABLE LAW.

4. The amount necessary to redeem the Property is \$29,440.00 (Twenty-Nine Thousand Four Hundred Forty and 00/100 Dollars), plus interest at a per diem rate of \$3.53 from the date of sale to the date of redemption, plus any additional amounts that may be added pursuant to MCL 600.3240(4). ANY REDEEMING PARTY SHOULD NOTE THAT THIS AMOUNT MAY INCREASE to include amounts paid by PNC Bank, National Association, successor by merger to National City Bank for taxes, amounts necessary to redeem senior liens, condominium assessments, homeowner association assessments, community association assessments, insurance premiums, or any other amounts as provided by MCL 600.3240(4), as well as interest thereon at the interest rate specified in the mortgage from the date of payment to the date of redemption.

5. PNC Bank, National Association, successor by merger to National City Bank has designated Trott Law, P.C. as its designee responsible to assist an appropriate person redeeming the Property in computing the exact amount required to redeem the Property and to receive redemption funds. If you choose to utilize this assistance, contact Trott Law, P.C. at RedemptionFigures@trottlaw.com or by phone at (248) 593-1308. Pursuant to statute, Trott Law, P.C. will charge a fee of \$250.00 (Two Hundred Fifty And 00/100 Dollars) if you opt to use this assistance.

FURTHER DEPONENT SAYETH NOT.

Dated 4-21-2022


Heide M. Myszak (P56449)
Attorney For PNC Bank, National Association, successor by
merger to National City Bank
Trott Law, P.C.
31440 Northwestern Hwy Ste. 145
Farmington Hills, MI 48334-5422

Signed and sworn to before me in Oakland County, Michigan, on 4-21-2022 by Heide M. Myszak, Attorney for PNC Bank, National Association, successor by merger to National City Bank.


Tina M. Jordan, Notary public
State of Michigan, County of Wayne
My commission expires January 9, 2027
Acting in the County of Oakland

Prepared By:
Heide M. Myszak (P56449)
Trott Law, P.C.
31440 Northwestern Hwy Ste. 145
Farmington Hills, MI 48334-5422

Trott #268051F05 Tracy L. Carone, Mortgagor(s).

Attachment: Demolition Packet (5489 : 2118 James)

**NOTICE TO PROPERTY OWNER / TAXPAYER OR OCCUPANT
PUBLIC HEARING
TO ABATE A NUISANCE OR HAZARDOUS CONDITION**

NOTICE IS HEREBY GIVEN:

1. That the City Council of the City of Burton, Genesee County, Michigan, has received a report of an investigation from the Building Division of the Department of Public Works on the 18th day of July, 2022, relative to the premises owned or occupied by you located at: **2118 James St.**, City of Burton, Genesee County, Michigan, legally described as:

LOT 46 STAR SUBDIVISION

2. That because of age or dilapidation, the accumulation of refuse or debris, or other condition or happening has become a nuisance or hazard dangerous to the public health, safety or welfare of the inhabitants of the City or of those residing on the premises or habitually going near such premises. The conditions causing the public hazard or nuisance are specifically as follows:

See Building Report on file with Building Dept. - 4093 Manor Drive; Burton, MI 48519, between the hours of 8:00 a.m. - 4:00 p.m.; Monday through Friday.

3. That the City Council will meet in City Hall at **6:00 p.m.** on Monday, **September 19, 2022**, for a Special City Council meeting, to hear and consider any objection or favorable comments by you or any interested party with respect to the nuisance or hazardous condition relative to an order to alter, repair, tear down, abate, or removal of said premises.
4. The City Council may order the work required to correct such nuisance or hazardous condition to be done by the City of Burton itself or by contract or hire. All costs incurred for the work, title search, or appraisal thereof will be assessed against the real property.

Owner/Taxpayer of Record – Title Search:

Name: Tracy L. Carone
Address: 2118 James St.
City/State/Zip: Burton MI 48529

Name: Trott Law P.C. for PNC Bank
Address: 31440 Northwestern Hwy. Ste 145
City/State/Zip: Farmington Hills, MI 48334-5422

Name: Tracy L. Carone
Address: 4028 Ben Hogan Dr.
City/State/Zip: Flint MI 48506

Dated: 8/16/22


Racheal Boggs, City Clerk

City Seal

Attachment: Demolition Packet (5489 : 2118 James)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tracy L. Carone
4028 Ben Hogan Dr.
Flint MI 48506



9590 9402 5155 9122 1213 98

2. Article Number (Transfer from service label)

7019 1640 0000 4657 6480

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Tracy L. Carone
Received by (Print)

Tracy L. Carone
D. Is delivery address correct?
If YES, enter delivery address

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted
☒ Certified Mail®
☐ Certified Mail Restricted
☐ Collect on Delivery
☐ Collect on Delivery Restricted

all Restricted Delivery
all Restricted Delivery

7019 1640 0000 4657 6480

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee	\$ 3.25
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.00
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.57
Total Postage and Fees	\$ 7.82



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee	\$ 3.25
Extra Services & Fees (check box, add fee as appropriate)	\$ 4.00
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 1.57
Total Postage and Fees	\$ 7.82

Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	



Tracy L. Carone
2118 James St.
Burton MI 48529

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

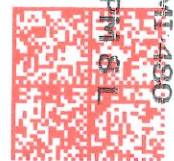
City of Burton
DEPARTMENT OF PUBLIC WORKS
4093 MANOR DRIVE
BURTON, MICHIGAN 48519



7019 1640 0000 4657 6497

CERTIFIED MAIL
Attachment: Demolition Packet (5489 : 2118 James)

METROPLEX MI 480
17 AUG 2022 PM 6 L



US POSTAGE
ZIP 48519 \$007.82
02 4W
0000382035 AUG 17, 2022

Tracy L. Carone
2118 James St.
Burton MI 48529

48519-1463

NIXIE 482 FE 1 0008/21/22
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 48519146393
*0153-05279-18-30

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <u>X</u> <u>h</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: Trott Law P.C. - PNC Bank 31440 Northwestern Hwy Ste 145 Farmington Hills MI 48334		B. Received by (Printed Name) <u>h</u> C. Date of Delivery <u>8-19-2022</u>	
2. Article Number (Transfer from service label) <u>7019 1640 0000 4657 6473</u>		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery			
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

7019 1640 0000 4657 6473

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee <u>\$3.65</u> Extra Services & Fees (check box, add fee if appropriate) ☐ Return Receipt (hardcopy) \$ <u>4</u> ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage <u>\$1</u> Total Postage and Fees <u>\$4.65</u> Sent To <u>7682</u> Sent on and Apt. No., or PO Box N <u>31440 Northwestern Hwy Ste 145</u> City, State, ZIP+4® <u>Farmington Hills MI 48334</u> Trott Law P.C. - PNC Bank	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

Postmark Here
 BURTON MI 48319
 AUG 19 2022
 SOUTHEAST ANNEX

Attachment: Demolition Packet (5489 : 2118 James)



08/31/2022 10:13



08/31/2022 10:10



08/31/2022 10:11



218

08/31/2022 10:11



08/31/2022 10:11



08/31/2022 10:11



08/31/2022 10:11



08/31/2022 10:12



08/31/2022 10:12



08/31/2022 10:13

INSPECTION REPORT FOR: 2118 James

DATE OF INSPECTION: 9/1/22

The following violations were in evidence:

1. Total Loss due to Fire



Dave Martinez, Building Inspector