



CITY OF BURTON
BURTON CITY COUNCIL MEETING
AUGUST 15, 2016
MINUTES

Council Chambers

Demo Hearing

6:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 6:08 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Councilman	Absent	
Duane Haskins	Vice-President	Absent	
Dennis O'Keefe	Councilman	Present	
Steven Heffner	President	Present	
Ellen Ellenburg	Councilwoman	Present	
Vaughn Smith	Councilman	Present	
Steven Hatfield	Councilman	Present	

B. STAFF PRESENT

Stuart Worthing, Building Official

Teresa Karsney, Clerk

C. PRESENTATION: MR. WORTHING

Mr. Worthing went back and revisited the site and met with the homeowner. There was numerous violations. I was also under the understanding that there is a purchase agreement on this house and the owner was informed that they had to disclose to the purchaser anything I had found on the home. I have a home inspection that was ordered from our last hearing on June 22, 2016. It was supposed to have been a complete top to bottom mold inspection including inside the walls which was not done. Mr. Hayman and I met with the inspector that she had out. He had the same concerns that I had. If you just repair the drywall where it had gotten wet that there is still a good chance that there is still mold inside the walls. Therefore, from my standpoint she did not do what we asked her to do and I am requesting immediate demolition of the home.

D. AUDIENCE PARTICIPATION

Judy Estes of Burton stated her husband use to own this home and it has flooded up to the picture window at least 6 times. Unless they fix the end of the road this house will flood again. It has been sold a couple of times and it floods and they move out and sell it again. Buyer beware. I agree the house should be demolished.

Melissa Hendrickson of Clio is the owner of the house. She said she talked to the home inspector and claims he didn't say those things. He did the inspection he was asked to do. He didn't see any mold in the attic or in the crawl space and didn't feel it was necessary to pull out a mold kit. There was no reason to do a on the inside walls mold test when there were no signs of mold and it was a lot of money. The drywall has all been replaced. There is nothing wrong with the house, it is a beautiful house. The Genesee County Drain Commission says the drain through there is now fixed and the house will no longer flood.

Lucius Jacob of Clio, I was there when Chad Fisher the inspector went through the house. For the last two years Mr. Worthing was claiming the house needed to be jacked up 16" inches. What took two year for Mr. Worthing to change his mind and now the house doesn't need to be jacked up.

Mr. Worthing stated the Drain Commission fixed the drain at the end of the road.

Mr. Heffner stated Mr. Worthing required you to get a certain type of inspection and you didn't get it.

Mrs. Hendrickson stated that Mr. Fisher said there is no reason to do a mold test on this house.

Mr. Worthing stated that Mr. Fisher said there is no visual mold. He never tested inside the walls as required. Mr. Fisher also indicated to me that he was never informed that the house had flooded.

Emily Harris looked at the house about a week and a half ago. I paid a \$100 to have the home inspected. It needs some work and I am willing to put some money into the home. I don't see why this home is on the demolition list it is a very nice home.

Kenneth Hober of Howell said I am planning on fixing up the home. This home doesn't smell moldy. If it had mold in it you would smell it.

E. COUNCIL ACTION

1. THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY COMMENTS TO THE DEMOLITION UNDER CONSIDERATION, TO-WIT: 1484 Scottwood Avenue, Parcel ID #59-31-526-037.

Mr. Worthing stated that Mr. Fisher indicated that there were problems with the main frame of the house, the foundation and the center support of the house.

Mrs. Ellenburg asked why didn't Mr. Fisher put these items in his report.

Mr. Worthing said he will not give a certificate of occupancy until the inside wall mold inspection is done.

Mr. O'Keefe stated that he is going back to the minutes of June 22, 2016. It states that a mold inspection was required of the homeowner. It was not optional to do it, that what this board was requiring. Were the other requirements completed. We gave 30 days to get these items taken care of and they were not taken care of.

Mr. Worthing stated no they were not.

Mr. Smith asked if Mr. Worthing was going to sign off on this house and give them certificate of occupancy.

Mr. Worthing stated no because he doesn't know what is inside those walls and he is not signing off on the house.

Mrs. Ellenburg stated that Mr. Fisher says the furnace appears to be in good operational condition.

Mr. Worthing says the flute is tough wood and insulation and is a fire hazard.

2. Motion for immediate demolition.

RESULT:	CARRIED [4 TO 1]
MOVER:	Steven Hatfield, Councilman
SECONDER:	Dennis O'Keefe, Councilman
AYES:	O'Keefe, Heffner, Smith, Hatfield
NAYS:	Ellenburg
ABSENT:	Martinbianco, Haskins

Meeting was adjourned at 6:37 PM.



SCHEDULED

AGENDA ITEM (ID # 2635)

DOC ID: 2635

**THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING
ANY COMMENTS TO THE DEMOLITION UNDER
CONSIDERATION, TO-WIT: 1484 Scottwood Avenue, Parcel ID
#59-31-526-037.**

During a Demolition Hearing on June 22, 2016 at 7:00 PM, City Council required the owner(s) or occupant(s) to alter by repair the structure to Burton City Code with all necessary building permits within 30 days with the following conditions: mold inspection to include crawl space, interior walls, exterior walls and attic space; trusses, roof deck, etc., plumbing inspection, electrical inspection and mechanical inspection and to reschedule this meeting for August 15, 2016 at 6:00 PM.

ATTACHMENTS:

- Inspection summary 1484 Scottwood (PDF)
- Demo Hearing Minutes 1484 Scottwood 6222016 (PDF)
- 1484 Scottwood (PDF)

Flint, Michigan 48506

(810) 577-0670

www.fhi.vpweb.com

June 29, 2016

RE: 1484 Scottwood Dr.
Burton, Michigan 48529

To Whom It May Concern:

At the request of my client, Melissa Hendrickson, a verification inspection of the above referenced property was conducted on June 28, 2016. The verification inspection reflects the condition of the said property, on the day it was inspected, for the presence of mold in the attic, in the crawl space, and on the surfaces within the home.

Upon arriving, there appears to be some preventative maintenance items that should be taken care of and some that are recommended. There also appears to be some maintenance that has been completed. The electrical panel is 100 amp service and appears to be in good operational condition. At the conclusion of the inspection, there was no mold in the attic, under the sinks in either the bathroom or the kitchen or in the crawl space. The crawl space was slightly damp due to having water in it before. That does not mean that the mold will not colonize and grow. Mold can grow within three (3) days in places that have no sunlight or UV light, no air flow and are damp. This inspection is a snap shot of the general condition of the requested system checks and observations on the day it was inspected. The plumbing was intact in the house but no water was on at the time of the inspection. A check of the furnace appears to be in good operational condition and does need to be cleaned and serviced. The hot water tank is nearing the end of its useful life expectancy, due to the overall condition and age and may soon have to be replaced.

Granted, there are items that will need to be addressed within and around the home to gain a Certificate of Occupancy. The only way to tell if there is mold within the interior walls, is to tear apart the walls, causing a destructive inspection within the house. The pre inspection clearly states that no destructive testing will be done and my client understands the scope of the inspection.

Feel free to contact me at any time with any questions at your convenience.

Sincerely,

Chad M. Fisher, CRHI, CCPI

Chad M. Fisher, CRHI, CCPI
FISHER HOME INSPECTIONS, LLC
Flint, Michigan 48506
www.fhi.vpweb.com
(810) 577-0670

Attachment: Inspection summary 1484 Scottwood (2635 : 1484 Scottwood Avenue)



CITY OF BURTON
BURTON CITY COUNCIL MEETING
JUNE 22, 2016
MINUTES

Council Chambers

Demo Hearing

7:00 PM

4303 S. CENTER ROAD
BURTON, MI 48519

This meeting was opened by President Steven Heffner at 7:08 PM.

A. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Tom Martinbianco	Councilman	Present	
Duane Haskins	Vice-President	Present	
Dennis O'Keefe	Councilman	Present	
Steven Heffner	President	Present	
Ellen Ellenburg	Councilwoman	Present	
Vaughn Smith	Councilman	Present	
Steven Hatfield	Councilman	Absent	

B. STAFF PRESENT

Stuart Worthing, Building Official

Racheal Boggs, Clerk's Office

C. AUDIENCE PARTICIPATION

Melissa Hendrickson of Clio stated the house is not full of mold. We just found out a couple weeks ago from our realtor that the house was up for demo.

Lucas Jacobs of Clio stated they were getting return to senders since last September for this property. Everything else comes to our Clio address.

Mr. Haskins asked when they purchased the home.

Ms. Hendrickson stated it was quit claim deeded to her by her mother in November 2014.

Mr. Haskins asked what has occurred to the house since then?

Ms. Hendrickson said she listed it for sale on Craigslist because she cannot afford to do the work necessary. There is new drywall, carpet and paint that was done before she got the house. She has a letter from the Drain Commission stating there is no flood issue with the house.

Mr. Jacobs said the flood damage has been fixed. They did not pull a permit.

Mr. Worthing stated the water level reached 16-18 inches above the first floor of the home. There are pictures of the damage at DPW.

Mr. Haskins stated the mold inspection was not completed and you listed the house for sale.

Attachment: Demo Hearing Minutes 1484 Scottwood 6222016 (2635 : 1484 Scottwood Avenue)

Mr. Jacobs stated they disclosed this information to the realtor and the house is priced accordingly.

Ms. Hendrickson said the Drain Commission said the house did not need to be lifted because they worked on the drain there. She has a letter from them.

Mr. Haskins doesn't know how the drain commission would know about the extent of the flood damage on the house.

Mr. Jacobs said it is not in a flood zone.

Ms. Hendrickson stated if she had known about this it would have been taken care of. She has other properties in the area that are well taken care of and she receives mail regarding those at her Clio address.

Mr. Worthing stated it is the owners responsibility to update the city with contact information.

Mrs. Ellenburg asked what type of mold in the house.

Mr. Worthing stated he is unsure which is why he ordered the mold inspection. The replaced drywall about four feet up. There was water in the electrical system on the main level. Everything was just covered up with no permit. I cannot verify that it is safe. My opinion on this is I will not sign a certificate of occupancy on this home due to the liability to the city if someone purchases it and becomes sick because there's mold in the walls.

Ms. Hendrickson stated there was an electrical permit pulled with the State of Michigan at one time.

D. PRESENTATION: MR. WORTHING WILL GIVE HIS PRESENTATION ON EACH PROPERTY AS THEY COME UP.

Mr. Worthing stated this house was originally tagged on 5/17/13 due to flood damage. After the flood there were no permits and no inspections. At this time, the house was full of mold. On 2/2/15 the house was re-tagged because the tag was removed; I indicated I needed a full mold inspection. At that time, I noticed the house had been rehabilitated with no permits or inspections. The house also needed to be raised 16 inches out of the flood way. Nothing was done. I never received the mold inspection. So, I am under the pretense that the mold problem still exists behind the new drywall. Currently, the house is listed for sale. The administration recommends immediate demolition.

E. COUNCIL ACTION

1. THIS IS THE TIME FIXED FOR HEARING AND CONSIDERING ANY COMMENTS TO THE DEMOLITION UNDER CONSIDERATION, TO-WIT: 1484 Scottwood Avenue, Parcel ID #59-31-526-037.

Mrs. Ellenburg asked if the flooding issue in the area was taken care of. She asked if the owner had a copy of the permit for the electrical work.

Mr. Worthing stated he didn't see anything on record. If the State of Michigan issued a permit they would have notified his office. It may just be for the service. He doesn't believe the electrical to be safe at this time because there have been no permits for rehab after the flood and he cannot verify it because everything is

covered up. Even if the house sells, I will not issue occupancy without a mold inspection from top to bottom.

Mr. Heffner recommends giving them a time frame to have the inspection.

Mrs. Ellenburg asked if it can be done in 30 days.

Mr. Worthing stated yes. We have another demo hearing set for August and we can add it to that if the board so chooses. I will contact the drain commission regarding the 16 inch lift.

RESOLUTION: APPROVE AND AUTHORIZE the Standard Resolution for Step V of the Burton City Demolition Procedure, determining said premises at 1484 Scottwood Avenue, Parcel ID #59-31-526-037 to be a public nuisance or hazard and to further require the owner(s) or occupant(s) to:

2.*Alter by repair the structure to Burton City Code with all necessary Building Permits within 30 days with the following conditions: mold inspection to include crawl space, interior walls, exterior walls and attic space; trusses, roof deck, etc., plumbing inspection, electrical inspection and mechanical inspection and to reschedule this meeting for August 4, 2016 at 6:00 PM.

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Tom Martinbianco, Councilman
SECONDER:	Ellen Ellenburg, Councilwoman
AYES:	Martinbianco, Haskins, O'Keefe, Heffner, Ellenburg, Smith
ABSENT:	Hatfield

Meeting was adjourned at 7:34 AM.

Demolition Packet

1484 Scottwood

June 22, 2016

At

7:00 p.m.

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)



PAULA K. ZELENKO
Mayor

City of Burton

DEPARTMENT OF PUBLIC WORKS

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

Certified Mail
With return receipt

September 3, 2015

Owner: Melissa A. Hendrickson
13510 Lakefield
Hemlock, MI 48626

Reference Property: 1484 Scottwood Ave., Parcel ID of 59-31-526-037

Dear Sir or Madam:

Please be advised, because of the inactivity of your property (i.e., expiration of building permit, fire damage, condition of building), the dwelling may now be referred for placement on the City of Burton demolition list.

The purpose of the City of Burton demolition program is to get buildings that are a danger or nuisance either demolished or rehabbed to become "a productive member of society" once again. Vacant or rundown buildings cause blight and property values to lower not only of the property itself but also the properties surrounding it.

Please contact the building department within the next **10 days** to make arrangements for first the necessary inspection, then to get your building permit renewed, to obtain a building permit to rehab, or to get a demolition permit. Failure to do so by **September 17, 2015** will result in the City of Burton continuing demolition proceedings, which involves, but is not limited to, newspaper ads, title searches and complete cost of the demolition, of which all costs will be billed to the property owner and placed on the city taxes if not paid.

Thank you for your prompt attention to this matter.

Sincerely,

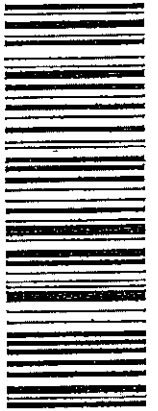
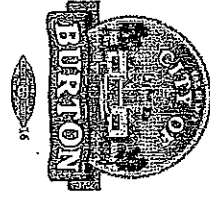
Stuart Worthing,
Building Official

Equal Opportunity Employer
Michigan Municipal League Member

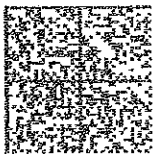


Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)

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



7015 0640 0005 9527 9235



U.S. POSTAGE® PINEY BOWES
 ZIP 48501 \$006.74
 02 1M
 0001377372 SEP. 03. 2015

59-31-526-037
 HENDRICKSON, MELISSA A
 13510 LAKEFIELD
 HEMLOCK MI 48626

a-9
 9-23

NIXIE 402 SE 1009 0010/03/15
 RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

4851901463
 4851901463

BC: 48519146393 *2290-06758-03-42
 48519146393



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

\$3.45

Extra Services & Fees (check box, add fee as appropriate)

☒ Return Receipt (hardcopy) \$2.80

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$.49

Total Postage and Fees

\$6.74

Sent To

Street and

City, State,

59-31-526-037

HENDRICKSON, MELISSA A

13510 LAKEFIELD

HEMLOCK

MI 48626

PS Form

5E25 2256 5000 0490 5102

REQUEST FOR INVESTIGATION
NUISANCE OR HAZARDOUS CONDITION OF PREMISES

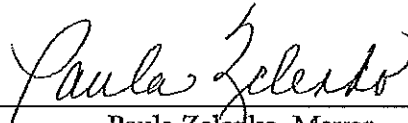
TO: Building Division, Department of Public Works

RE: Premises located at: 1484 Scottwood Ave. 59-31-526-037
City of Burton, Genesee County, Michigan, legally
described as:

LOT 44 AND E 50 FT OF W 459.85 FT OF LOT 58 MARTINDALE

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: November 18, 2015



Paula Zelenko, Mayor

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)

INSPECTION REPORT FOR: 1484 Scottwood 59-31-526-037

DATE OF INSPECTION: April 12, 2016

The following violations were in evidence:

Roof is dilapidated

House is located in an area that floods

House is potentially full of mold

Flooding has occurred several inches above the first floor

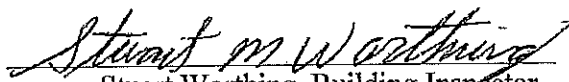
Principal residence status has been removed since 2012

House tagged by the building department May 2013

Water has been not been used since 2009

Water is currently turned off

No access to the interior


Stuart Worthing, Building Inspector

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)



INVOICE

Invoice Date: May 4, 2016

Additional Info: Owners Side Only

File Number: 25-16472518-SGP

Property Address: 1484 Scottwood Ave, Burton

RE:

To:

City of Burton Dept of Public Works
4093 Manor Drive
Burton, MI 48519
Attn: Stuart Worthing

From:

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Description	Amount
Search - Informational / 2300 - MI - Basic	\$250.00

Total Premium: \$250.00

Please Remit To and/or For Closing Information, Please Contact:

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Thank you!

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)



**Commitment for Title Insurance
Schedule A**

File No : 25-16472518-SGP

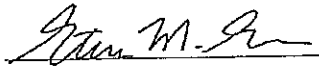
Commonly Known As: 1484 Scottwood Ave, Burton, MI 48529

1. Effective Date: **April 13, 2016, at 8:00 am**
2. Policy or policies to be issued: AMOUNT
 - (a) OWNERS POLICY TBD
Proposed Insured:
INFORMATIONAL
 - (b) LOAN POLICY
Proposed Insured:
3. The estate or interest in the land described or referred to in this Commitment and covered herein is **Fee Simple** and title thereto is at the effective date hereof vested in:

Melissa Ann Hendrickson
4. The land referred to in this commitment is situated in the City of Burton, County of Genesee, State of Michigan, as follows:

Lot 44 and the East 50 feet of the West 459.85 feet of Lot 58, Plat of Martindale, according to the plat thereof as recorded in Liber 13, Page 1, Genesee County Records.

COUNTERSIGNED:
GRECO TITLE AGENCY


Steven M. Greco
AUTHORIZED SIGNATORY

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment valid and binding for a period of 90 days from the date hereof. Thereafter it is void and of no effect.
SCHEDULE A of this commitment--Page 1

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)

**Schedule B-I
(REQUIREMENTS)**

File No: 25-16472518-SGP

The following requirements to be complied with:

1. Standard requirements as set forth in jacket.

NOTE: In the event the Commitment Jacket is not attached hereto, all of the terms, conditions and provisions contained in said Jacket are incorporated herein. The Commitment Jacket is available for inspection at any Company office.

2. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.
4. Pay the agreed amounts for the Title and/or the mortgage to be insured.
5. Pay us the premiums, fees and charges for the policy.
6. PAYMENT OF TAXES: Tax Parcel No.: 59-31-526-037

All Taxes and Specials: Not examined.

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment is invalid unless the insuring Provisions and Schedules A and B-II are attached.
SCHEDULE B-I of this commitment--Page 2

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)

**Schedule B-II
(EXCEPTIONS)**

File No.: 25-16472518-SGP

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an accurate survey inspection of the Land or by making inquiry of persons in possession thereof of the Land.
3. Easements, claim of easements or encumbrances that are not shown in the Public Records and existing water, mineral, oil and exploration rights.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the Insured premises.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. Terms, conditions, and provisions recited in Certificate of Forfeiture of Real Property, for non-payment of property taxes, recorded March 3, 2016, in Instrument Number 201603030011737, Genesee County Records.
9. Release of Right of Way recorded in Liber 2609, Page 203, Genesee County Records.
10. Easements over subject property as shown on the recorded plat.

NOTE: This commitment is issued for informational purposes only. Compliance with the requirements set forth herein will not result in the issuance of a final policy. Accordingly, said information is furnished at a reduced rate, and the Company's liability shall in no event exceed the amount paid for said information.

Greco Title Agency
36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Agent for: CHICAGO TITLE INSURANCE COMPANY

This commitment is invalid unless the insuring Provisions and Schedules A and B-II are attached.
SCHEDULE B-II of this commitment--Page 3

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)



PRIVACY POLICY NOTICE

Greco Title Agency and its family of affiliated companies, respect the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information under the Greco Title Agency Privacy Policy.

Greco Title Agency as an agent for Chicago Title Insurance Company provides title insurance products and other settlement and escrow services to customers. The Greco Title Agency Privacy Policy applies to all Greco Title Agency customers, former customers and applicants.

What kinds of information we collect: Depending on the services you use, the types of information we may collect from you, your lender, attorney, real estate broker, public records or from other sources include:

- information from forms and applications for services, such as your name, address and telephone number
- information about your transaction, including information about the real property you bought, sold or financed such as address, cost, existing liens, easements, other title information and deeds
- with closing, escrow, settlement or mortgage lending services or mortgage loan servicing, we may also collect your social security number as well as information from third parties including property appraisals, credit reports, loan applications, land surveys, real estate tax information, escrow account balances, and sometimes bank account numbers or credit card account numbers to facilitate the transaction, and
- information about your transactions and experiences as a customer of ours or our affiliated companies, such as products or services purchased and payments made.

How we use and disclose this information: We use your information to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information to our affiliates and unrelated companies as needed to carry out and service your transaction, to protect against fraud or unauthorized transactions, for institutional risk control, to provide information to government and law enforcement agencies and as otherwise permitted by law. As required to facilitate a transaction, our title affiliates record documents that are part of your transaction in the public records as a legal requirement for real property notice purposes.

We do not share any nonpublic personal information we collect from you with unrelated companies for their own use.

We do not share any information regarding your transaction that we obtain from third parties (including credit report information) except as needed to enable your transaction as permitted by law.

We may also disclose your name, address and property information to other companies who perform marketing services such as letter production and mailing on our behalf, or to other financial service companies (such as insurance companies, banks, mortgage brokers, credit companies) with whom we have joint marketing arrangements.

How we protect your information: We maintain administrative, physical, electronic and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and our contractors. Joint marketers and third parties service providers who have access to nonpublic personal information to provide marketing or services on our behalf are required by contract to follow appropriate standards of security and confidentiality.

If you have any questions about this privacy statement or our practices at Greco Title Agency, please write us at: **Greco Title Agency c/o 31440 Northwestern Highway, Ste. 100, Farmington Hills, Michigan 48334. Attn: Legal Resources.**



Chicago Title Insurance Company

Commitment No. 25-16472518-SGP

COMMITMENT FOR TITLE INSURANCE

Issued by
Chicago Title Insurance Company

Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

COUNTERSIGNED:

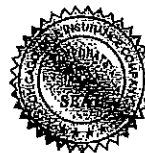
GRECO TITLE AGENCY

36800 Gratiot Avenue
Clinton Township, MI 48035
Ph:(586) 463-7200 Fax:(586) 463-6114

Steven M. Greco
Authorized Signature

CHICAGO TITLE INSURANCE COMPANY

By:



(Signature)
ATTEST President
(Signature) Secretary

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the Insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.alta.org/>>.*

Branch :ATU,User :AT71

Order: 25-16472518-SGP Title Officer: SMM Comment:

Station Id :Z3M5

201603030011737

3/3/2016

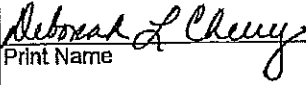
P:1

\$10.00

John J. Gleason
Genesee County Register of DeedsMichigan Department of Treasury
3626 (Rev. 03-04)This form is issued under the authority
of MCL 211.78g.**CERTIFICATE OF FORFEITURE OF REAL PROPERTY**

On March 1, 20 16 the following real property was forfeited to the Genesee
County Treasurer for NON PAYMENT OF PROPERTY TAXES for the year 2014

This property will be titled absolutely in the name of the foreclosing governmental unit if not
redeemed by March 31 after entry of a judgment of foreclosure pursuant to MCL 211.78k. After this
date parties of interest in this property will have NO FURTHER RIGHT TO REDEEM.

Property ID No.: 5931526037	
Owner according to tax record HENDRICKSON, MELISSA A	
Property Address 1484 SCOTTWOOD AVE BURTON MI 48529	Amount for which property forfeited \$ 781.60
Property Description: LOT 44 AND E 50 FT OF W 459.85 FT OF LOT 58 MARTINDALE	
Prepared by: Deborah L. Cherry Genesee County Treasurer 1101 Beach St. Flint, MI 48502	Signature of County Treasurer  Print Name Deborah L. Cherry

For County Treasurer's certification for electronic instrument transfer, see instrument 201011230078715

Branch :ATU,User :AT71

Order: 25-16472518-SGP Title Officer: SMM Comment:

Station Id :Z3M5

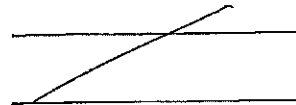
201411140877981 P:1 F:\$14.00
 Received: 11/14/2014 1:46 PM
 Recorded: 11/14/2014 1:50 PM
 John J. Gleason T20140050518
 Genesee County Register MAIL

GEN CO REGISTER OF DEEDS

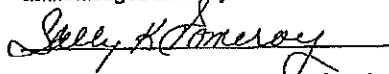
2014 NOV 14 P 1:01

QUIT CLAIM DEEDKNOW ALL MEN BY THESE PRESENTS THAT: ROSE ANN HENDRICKSONWhose address is: 1484 SCOTTWOOD AVE, BURTON, MICONVEYS AND QUIT CLAIMS TO: MELISSA ANN HENDRICKSONWhose address is: 13510 LAKEFIELD, HEMLOCK, MI 48626The following described premises situated in the CITY of BURTON
 County of Genesee and State of Michigan, to-wit: 1484 SCOTTWOODLOT 44 AND E 50FT OF W 459.85 FT. OF LOT 58
MARTINDALEReference Information: Permanent Parcel No. 59-31-526-037
 Mailing Address:For the consideration of 0Dated: 11-14-2014

Signed In the Presence of:



Signed By:

Rose Ann HendricksonROSE ANN HENDRICKSONEXEMPTIONS MCL 207.526 (A)
 EXEMPTIONS MCL 207.505 (A)STATE OF MichiganCOUNTY OF GeneseeOn November 14, 2014 before me personally appeared Rose Ann Hendricksonto me known to be the person(s) described in and who executed the foregoing instrument and
 acknowledged that they executed the same as their free act and deed.Notary Public, _____ County,
 Acting in _____ County,
 State of _____
 My Commission Expires: _____SALLY K. POMEROY
 Notary Public - State of Michigan
 County of Genesee
 My Commission Expires Aug. 12, 2018
 Acting in the County of _____Drafted By: ROSE ANN HENDRICKSON, 10468 Rene Dr, Clia, MI
48420After recording, return to: ROSE ANN HENDRICKSON 10468 Rene Dr Clia, MI
48420

MPR L #14

May 24, 2016

Legal Publication
Burton View & Grand Blanc View Newspapers
Attn: Stacey Hulber
Email: legals@mihomepaper.com

Re: Notice of Demolition Hearings

Dear Ms. Hulber,

I am enclosing with this email a copy of notices of Demolition Public Hearings of the City of Burton. Please arrange for publication of these notices on Thursday, May 26, 2016 in the Burton View and the Grand Blanc View. There will be a total of 27 notices to print. Please inform me that you have received the email and that the date is appropriate.

Please send Proof of Publication and invoices to Ms. Brenda Moulton, Purchasing Agent at:
City of Burton
4303 S. Center Rd.
Burton, MI 48519

If you have any questions please contact my office at 810-742-9230 ext. 3109.

Attached is the notice of publication.

Thank you,
Stuart Worthing,
Building Official

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)

**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 18th day of April, 2016, relative to the premises owned or occupied by you located at: 1484 Scottwood Ave., City of Burton, Genesee County, Michigan, legally described as:

LOT 44 AND E 50 FT OF W 459.85 FT OF LOT 58 MARTINDALE

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:

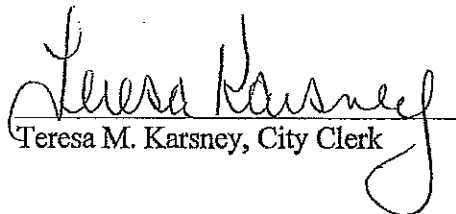
See Building Report on file with Building Dept. - 4093 Manor Drive; Burton, MI 48519, between the hours of 8:00 a.m. - 4:00 p.m.; Monday through Friday.

3. That the City Council will meet in City Hall at 7:00 p.m. on Wednesday, June 22, 2016, 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: Melissa Hendrickson
Address: 11200 Phyllis Dr.
City/State/Zip: Clio, MI 48420

Dated: May 12, 2016

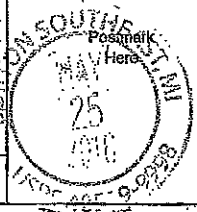

Teresa M. Karsney, City Clerk

City Seal

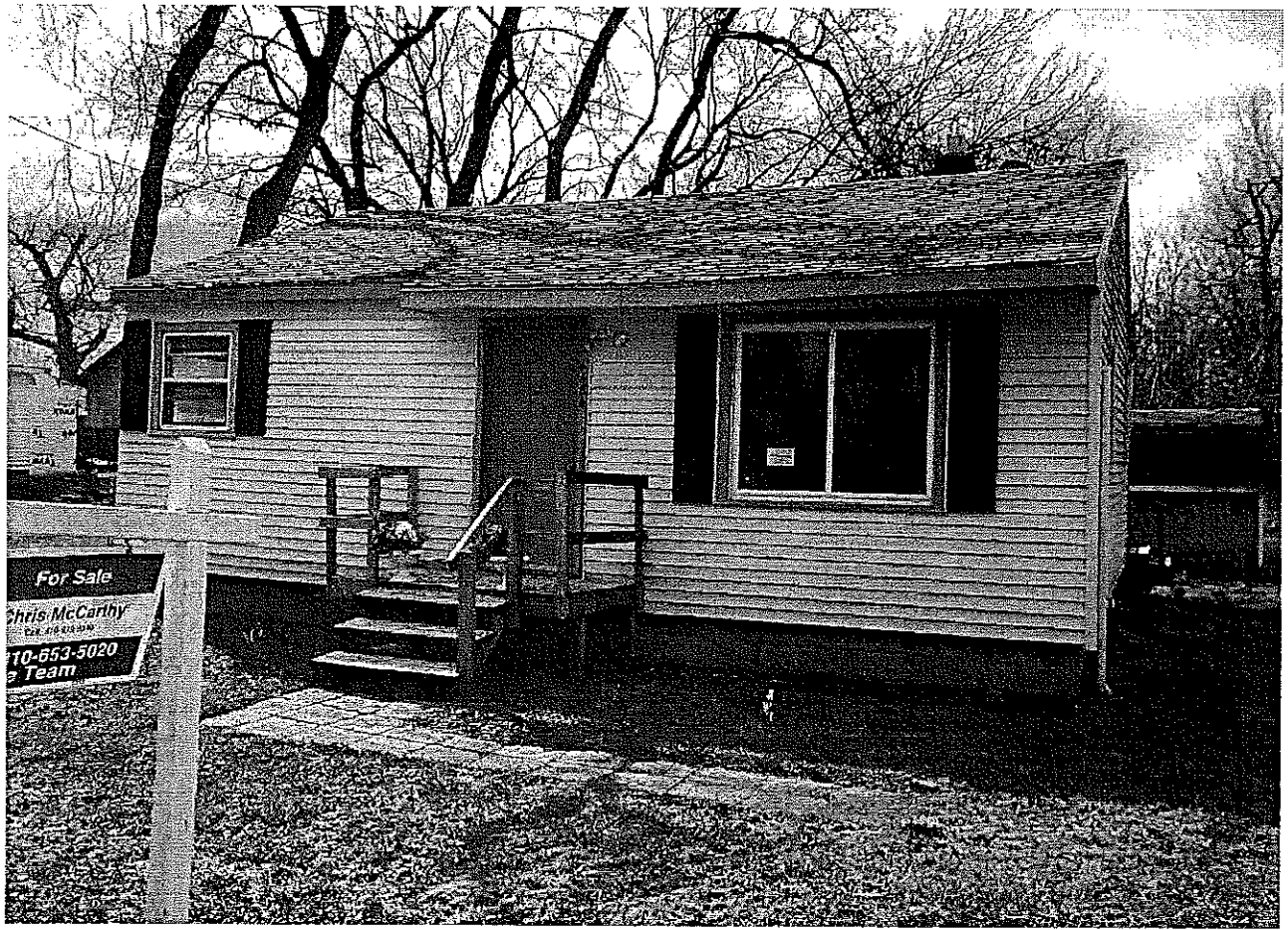


Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)

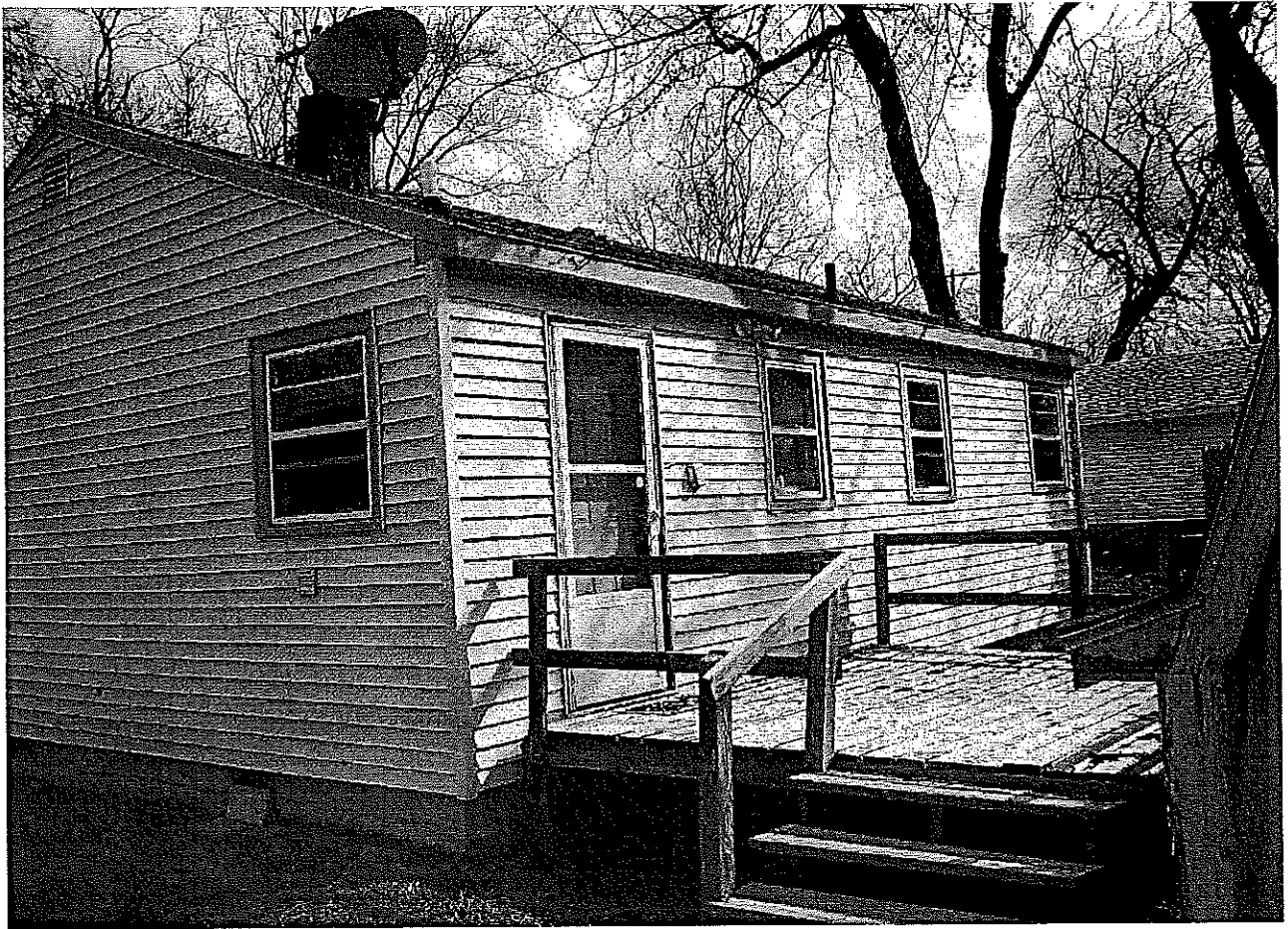
7016 0910 0000 4608 2626

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ 3.30	
Extra Services & Fees (check box, add fee if appropriate)	
☒ Return Receipt (hardcopy) \$ 2.10	
☐ Return Receipt (electronic) \$ _____	
☐ Certified Mail Restricted Delivery \$ _____	
☐ Adult Signature Required \$ _____	
☐ Adult Signature Restricted Delivery \$ _____	
Postage \$.47	
Total Postage and Fees \$ 6.47	
Sent To	
Street and Melissa Hendrickson	
City, State 11200 Phyllis Dr.	
Clio, MI 48420	
PS Form 3800, April 2011 PSN 7530-02-000-9076	

Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)



Attachment: 1484 Scottwood (2635 : 1484 Scottwood Avenue)



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