# 21542 BEAUFORD COURT

## Emergency Redemption Bridge / Property Rescue

Northville, Michigan 48167 | Non-owner-occupied investment property

| DEADLINE | REDEMPTION | JUNIOR PAYOFF | MIN. VERIFIED STACK |
|---|---|---|---|
| 9/10/2026 | $374,711.60 | $91,332.44 | $469,262.04 |

## Situation

**A sheriff's sale occurred March 10, 2026.** Trott Law's current redemption statement provides for redemption through **September 10, 2026**. The objective is short-term capital to redeem the property and create time for an orderly sale, refinance, or investor acquisition. Trott warns that wire receipt is not immediate, so funding needs lead time.

## Bridge Request + Use of Funds

**REQUEST:** **$469,262.04 minimum documented payoff/lien stack** + [FINAL TITLE-CONFIRMED TAXES, MUNICIPAL CHARGES, TITLE/CLOSING COSTS AND ANY REQUIRED RESERVES].

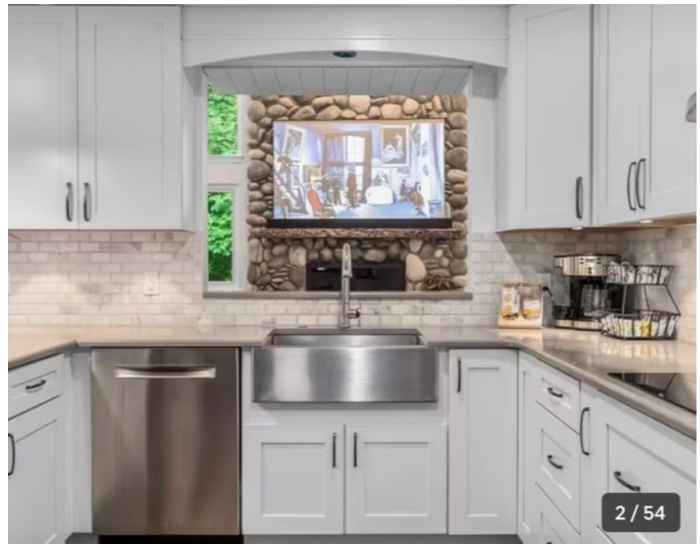
- Trott / sheriff-sale redemption: $374,711.60 through 9/10/26.
- Quorum / Cenlar junior HELOC payoff: $91,332.44 through 9/30/26.
- HOA lien/status amount: $3,218.00 due at closing; active lien confirmed.
- Funds would be disbursed through title/counsel to satisfy the above and only additional title-confirmed amounts required to close.

## Potential Exit Paths

- Sale after redemption, with bridge principal and agreed economics repaid from closing proceeds.
- Direct investor / rescue acquisition if a satisfactory transaction is negotiated.
- Refinance or takeout financing after redemption, subject to underwriting.

**Note:** A prior $525,000 purchase transaction is disputed and is not presented as a committed repayment source.

# COLLATERAL, PROTECTIONS + DILIGENCE




## Proposed Security + Investor Protections

- Primary proposed collateral: 21542 Beauford Court.
- Lender-controlled title closing and direct payoff disbursement.
- Recorded mortgage / security instrument where legally appropriate, with lien position confirmed by title and counsel.
- Updated title commitment / title insurance, defined maturity and repayment terms, and documented control of sale/refinance proceeds.
- Property access and independent investor diligence before funding.

**Not yet agreed:** lien priority, interest rate, fees, guaranty, equity participation, remedies, reserves or maturity.

## Documents Available

Trott redemption statement; Quorum/Cenlar payoff; HOA lien/status letter; current title/closing materials; prior purchase agreements; property photographs and CMA; 2024-2025 short-term-rental history; relevant servicing/foreclosure correspondence.

## Open Diligence

| | |
|---|---|
| **[FINAL TITLE UPDATE]** | **[CONFIRM CURRENT SHERIFF-SALE INTEREST HOLDER / TROTT AUTHORITY]** |
| **[FINAL TAXES / MUNICIPAL / PRORATION / CLOSING STACK]** | **[BRIDGE LIEN POSITION]** |
| **[INDEPENDENT VALUATION]** | **[INSURANCE REQUIREMENTS]** |
| **[RATE / FEES / MATURITY]** | **[REQUIRED RESERVE, IF ANY]** |

**DISCUSSION DRAFT.** This information sheet is not an accepted or signed bridge loan, acquisition, repayment structure, valuation, investor return or legal approval. Final terms remain subject to title, diligence, negotiation and executed documents prepared/reviewed by the parties' professionals.

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