

UNITED STATES DISTRICT COURT FOR THE EASTERN DISTRICT OF
MICHIGAN, SOUTHERN DIVISION

United States of America v. David Jankowski, et al.

Jankowski · No. 24-11439 · Decided February 13, 2026

SUMMARY

The United States District Court for the Eastern District of Michigan denied David Jankowski’s motion seeking turnover of real property in South Haven, Michigan, to his son. The court held that Jankowski lacked standing to assert the purported lien rights of third parties and noted that the motion was untimely. The court also rejected Jankowski’s contention that the restitution judgment had been paid in full, finding an outstanding restitution balance of \$4,183,031.01 as of February 13, 2026.

CASE DETAILS

COURT	United States District Court for the Eastern District of Michigan, Southern Division
WRITING FOR THE COURT	David R. Grand
JURISDICTION	United States District Court for the Eastern District of Michigan, Southern Division
DECIDED	February 13, 2026
DOCKET	24-11439
DISPOSITION	other
PROCEDURAL POSTURE	Defendant David Jankowski moved for turnover of real property subject to a federal criminal judgment lien. The United States opposed the motion, and the district court denied it.
STANDARD OF REVIEW	The court considered whether Jankowski had standing to assert the rights of third-party lienholders and whether the requested turnover was warranted on the record. The order does not identify a formal standard of review.
PRECEDENTIAL VALUE	unknown

TOPICS

- standing
- foreclosure
- quiet title
- real estate
- civil procedure

PRACTICE AREAS

QUESTIONS PRESENTED

1. Whether Jankowski had standing to seek turnover of the property by asserting the purported rights and interests of third-party lienholders.
2. Whether Jankowski's turnover motion should be denied as untimely.
3. Whether the asserted lien amounts and claimed restitution balance required the court to prevent the United States from selling or retaining possession of the property.

HOLDINGS

1. Jankowski lacked standing to assert the legal rights and interests of PJANPS, LLC, MDS I, LLC, MDS II, LLC, and Mary Grace Jankowski because he did not establish the required close relationship and hindrance to those parties' ability to protect their own interests.
2. The turnover motion was untimely because it was filed after the court-ordered deadline for responding to the United States' motion concerning sale of the property.
3. The asserted restitution payment did not support turnover because official court records showed that Jankowski still owed \$4,183,031.01 in restitution as of February 13, 2026.

KEY QUOTATIONS

“A party “generally must assert his own legal rights and interests, and cannot rest his claim to relief on the legal rights or interests of third parties.”” (PageID.590)

“Thus, Jankowski still owes significant restitution, which further supports denial of his Turnover Motion.” (PageID.593)

FACTUAL BACKGROUND

The United States holds a criminal judgment lien on property owned by David Jankowski in South Haven, Michigan, and obtained summary judgment authorizing sale of the property if Jankowski or his family did not purchase it by August 8, 2025. Jankowski did not purchase the property, and the United States was preparing to close a sale to a third-party buyer for approximately \$3.7 million. Jankowski claimed that purported liens held by Comerica's successor, MDS I, MDS II, and Mary Grace Jankowski exceeded the sale price and asked the court to turn the property over to his son. The court also found that official records showed Jankowski owed \$4,183,031.01 in restitution as of February 13, 2026.

PROCEDURAL HISTORY

The United States brought an action to foreclose a criminal judgment lien on Jankowski's property. The court previously granted the United States summary judgment and authorized Jankowski or his family to purchase the property by August 8, 2025, after which the United States could apply sale proceeds to the restitution judgment. Jankowski did not purchase the property, and while the United States was preparing a private sale, he filed the turnover motion on February 10, 2026. The court denied the motion as untimely and on the merits.

DISPOSITION

other

CASES CITED

- Kowalski v. Tesmer, 543 U.S. 125, 129-30 (2004)
- Powers v. Ohio, 499 U.S. 400, 411 (1991)
- Albright v. Ascension Mich., No. 1:22-cv-638, 2024 WL 4113312, at *3 (W.D. Mich. Aug. 1, 2024)
- United States v. Jankowski, No. 17-cr-20401, ECF No. 356
- United States v. Jankowski, et al., No. 23-mc-51094, ECF No. 3
- United States v. Jankowski, et al., No. 23-mc-51036, ECF No. 112
- United States v. Jankowski, et al., No. 24-mc-50222, ECF No. 2
- United States v. PJANPS, LLC, No. 25-13472

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