

STATE OF MICHIGAN
THIRD JUDICIAL CIRCUIT
WAYNE COUNTY

SUMMONS

CASE NO.
25-001954-CH
Hon.Muriel Hughes

Court telephone no.: 313-224-2415

Plaintiff's name(s), address(es), and telephone no(s)
CROWN ENTERPRISES, LLC

v

Defendant's name(s), address(es), and telephone no(s).
Tomasz, MatthewPlaintiff's attorney, bar no., address, and telephone no
Logan Grizzell 86246
3150 Livernois Rd Ste 275
Troy, MI 48083-5034

Instructions: Check the items below that apply to you and provide any required information. Submit this form to the court clerk along with your complaint and, if necessary, a case inventory addendum (form MC 21). The summons section will be completed by the court clerk.

Domestic Relations Case

- ☐ There are no pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.
- ☐ There is one or more pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint. I have separately filed a completed confidential case inventory (form MC 21) listing those cases.
- ☐ It is unknown if there are pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.

Civil Case

- ☐ This is a business case in which all or part of the action includes a business or commercial dispute under MCL 600.8035
- ☐ MDHHS and a contracted health plan may have a right to recover expenses in this case. I certify that notice and a copy of the complaint will be provided to MDHHS and (if applicable) the contracted health plan in accordance with MCL 400.106(4).
- ☐ There is no other pending or resolved civil action arising out of the same transaction or occurrence as alleged in the complaint.
- ☐ A civil action between these parties or other parties arising out of the transaction or occurrence alleged in the complaint has been previously filed in ☐ this court, ☐ _____ Court, where it was given case number _____ and assigned to Judge _____.
- The action ☐ remains ☐ is no longer pending.

Summons section completed by court clerk.

SUMMONS

NOTICE TO THE DEFENDANT: In the name of the people of the State of Michigan you are notified:

1. You are being sued.
2. **YOU HAVE 21 DAYS** after receiving this summons and a copy of the complaint to **file a written answer with the court** and serve a copy on the other party or **take other lawful action with the court** (28 days if you were served by mail or you were served outside this state).
3. If you do not answer or take other action within the time allowed, judgment may be entered against you for the relief demanded in the complaint.
4. If you require special accommodations to use the court because of a disability or if you require a foreign language interpreter to help you fully participate in court proceedings, please contact the court immediately to make arrangements.

Issue date
2/7/2025Expiration date*
5/9/2025Court clerk
Rebekka Harris

Cathy M. Garrett- Wayne County Clerk.

*This summons is invalid unless served on or before its expiration date. This document must be sealed by the seal of the court.

MC 01 (3/23)

SUMMONS

MCR 1.109(D), MCR 2.102(B), MCR 2.103, MCR 2.104, MCR 2.105



PROOF OF SERVICE

TO PROCESS SERVER: You must serve the summons and complaint and file proof of service with the court clerk before the expiration date on the summons. If you are unable to complete service you must return this original and all copies to the court clerk.

CERTIFICATE OF SERVICE / NONSERVICE

☐ I served ☐ personally ☐ by registered or certified mail , return receipt requested, and delivery restricted to the addressee(copy of return receipt attached) a copy of the summons and the complaint, together with the attachments listed below, on:

☐ I have attempted to serve a copy of the summons and complaint, together with the attachments listed below, and have been unable to complete service on:

| | |
|-----------------------------|--------------------------|
| Name | Date and time of service |
| Place or address of service | |
| Attachments (if any) | |

☐ I am a sheriff, deputy sheriff, bailiff, appointed court officer or attorney for a party.

☐ I am a legally competent adult who is not a party or an officer of a corporate party. I declare under the penalties of perjury that this certificate of service has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

| | | | |
|-----------------------------|----------------------|-----------|-----------------|
| Service fee \$ | Miles traveled \$ | Fee \$ | |
| Incorrect address fee \$ | Miles traveled \$ | Fee \$ | Total fee \$ |

Signature

Name (type or print)

ACKNOWLEDGMENT OF SERVICE

I acknowledge that I have received service of the summons and complaint, together with

Attachments (if any) _____ on _____ Date and time

_____ on behalf of _____

Signature

STATE OF MICHIGAN
IN THE WAYNE COUNTY CIRCUIT COURT

CROWN ENTERPRISES, LLC
a Michigan limited liability company,

Case No. -CH

Plaintiff,

v.

MATTHEW TOMASZ,

Defendant.

WOLFSON BOLTON KOCHIS PLLC
Thomas J. Howlett (P64665)
Logan Grizzell (P86246)
3150 Livernois Rd., Suite 275
Troy, Michigan 48083
(248) 247-7107
thowlett@wolfsonbolton.com
lgrizzell@wolfsonbolton.com
Attorneys for Crown Enterprises, LLC.

COMPLAINT

There is no pending or resolved civil action arising
out of the transaction or occurrence alleged in the complaint.

/s/ Logan T. Grizzell
Logan T. Grizzell (P86246)

Plaintiff Crown Enterprises, LLC. ("Crown") in support of its Complaint against
Defendant Matthew Tomasz, states as follows:

PARTIES, JURISDICTION, VENUE

1. Crown is a Michigan limited liability company¹ with a registered address of
12225 Stephens Road, Warren, Michigan 48089.

¹ Crown Enterprises, LLC is the successor in interest to Crown Enterprises, Inc.

2. Crown is the fee simple, record title owner of real property commonly known as 3101 Jerome Street, Detroit, Michigan (the "Property"), which is legally described as:

N JEROME 262 THRU 266 DODGE WOODLANDS SUB
L32 P81 PLATS, W C R 9/158 103.39 X 100

Tac Parcel ID # 09006784-8

3. Upon information and belief, Defendant Matthew Tomasz is the title owner of real property commonly known as 3131 Jerome Street, Detroit, Michigan, which is immediately adjacent to the Property.

4. Defendant is trespassing on the Property, constructing a fence on the Property, storing and using campers on the Property, and refusing Crown's attempts to resolve the situation and remove the fence and personal property.

5. Defendant claims an interest in the Property.

6. This is a civil action for trespass and pursuant to MCR 3.411 to determine interests in land located in Wayne County, legally described in paragraph 2, above.

7. Jurisdiction is proper because the amount in controversy exceeds \$25,000.

8. Because the Property is located in Wayne County, jurisdiction and venue are proper within this Court under MCL 600.1605. This Court also has jurisdiction to determine interests in land under MCL 600.2932, and by virtue of its equitable powers.

COMMON ALLEGATIONS

9. On November 19, 2018, Wayne County, via treasurer Eric R. Sabree, with an address of 400 Monroe, Suite 520, Detroit Michigan 48226 conveyed the Property to Crown by quit claim deed ("Deed") via tax foreclosure sale. The Deed was recorded

November 19, 2018 at Liber 54730, Page 854, Wayne County Records. **Exhibit A.**

10. On October 8, 2021, the Wayne County Circuit Court in Case No. 21-005849-CH entered Default Judgment Quieting Title of the Property in favor of Crown ("Judgment"). **Exhibit B.**

11. After Crown obtained title to the Property and subsequently quieted title to the Property against another trespasser, Defendant built a fence on Crown's Property and stored or placed campers and/or mobile homes and personal property on Crown's Property. **Exhibit C.**

12. Upon information and belief, Defendant or Defendant's licensees occupy the camper structures on the Property.

13. Crown has made numerous attempts to contact the Defendant regarding his trespass on the Property but Defendant refuses to cease his unlawful trespassing activities and remove his property from the Property

14. Upon information and belief, Defendant claims an interest in the Property.

15. Crown has a contractual obligation with the City of Detroit to demolish certain properties Crown owns under an agreement with Detroit titled the Property Maintenance Agreement.

16. Defendant's refusal to remove his property from Crown's Property and cease his unlawful trespass interferes with and prohibits Crown from complying with its contractual obligations.

17. Upon information and belief, the Michigan Department of Environment, Great Lakes, and Energy is preparing formal complaints against Crown related to the condition of the Property.

18. As a result of Defendant's trespass on the Property, Crown has suffered and will continue to suffer damages in excess of \$25,000

COUNT I
TRESPASS

19. Crown incorporates by reference the allegations in the preceding paragraphs as though fully restated herein.

20. Defendant unlawfully entered and remains on the Property by erecting and maintaining a fence on the Property.

21. Defendant unlawfully entered and remains on the Property by placing or storing campers and/or mobile homes on the Property, and by residing in or occupying, or allowing licensees to reside in or occupy, the camper and/or mobile home structures on the Property.

22. Crown has made numerous attempts to contact Defendant regarding his use of the Property and Defendant has been unresponsive, refusing to communicate with Crown.

23. Crown has been damaged by Defendant's trespass both by being deprived of its use and ownership of its Property and the risk of breaching its contract with Detroit. Further, allowing trespassers to occupy Crown's Property presents immediate potential harm.

24. Crown is the title owner of the Property. **Exhibit A.**

25. Defendant's continued use constitutes trespass. MCL 750.552(1).

26. Crown is entitled to damages under MCR 3.411(E).

27. Crown's damages include the cost to remove Defendant's encroaching structures and to return the Property to its rightful condition.

28. As a result of Defendant's trespass on the Property, Crown has suffered and will continue to suffer damages in excess of \$25,000.

COUNT II
CIVIL ACTION TO DETERMINE INTERESTS IN LAND

29. Crown incorporates by reference the allegations in the preceding paragraphs as if fully restated herein.

30. Defendant has not provided any information or documentation, including a deed, conveyance, or land contract demonstrating his title ownership interest in the Property.

31. Defendant has no ownership interest in the Property.

32. Crown has not granted Defendant any lease, easement, license, or any other interest in Property.

33. The Deed by which Crown acquired Property was properly recorded.

Exhibit A.

34. There is no recorded Deed or other instrument showing that Defendant is the owner of Property.

35. Under Michigan's race-notice statute and Michigan Law, MCL 565.29, Crown acquired and has the superior interest in the Property and is the only record title and true owner of the Property.

COUNT III
INJUNCTIVE RELIEF

36. Crown incorporates by reference the allegations in the preceding paragraphs as if fully restated herein.

37. Crown requests a permanent injunction that restrains Defendant from

further entering on or using the Property.

38. Crown requests injunctive relief requiring Defendant to immediately remove the trespassing structures or, in the alternative, allowing Crown to remove the structures that are illegally on its Property, including allowing Crown to comply with its contractual obligations.

39. Crown will suffer immediate and irreparable injury if Defendant is permitted to continue using and remaining on Property.

40. The harm to Crown if Defendant's encroaching property is permitted to remain on the Property outweighs the harm, if any, if Defendant is ordered to remove his encroaching property from Crown's property.

41. Crown is likely to succeed on the merits, as set forth in this Complaint, as the Deed and Judgment show that Crown is the clear and only title owner of Property.

Exhibits A and B.

42. Crown's interest in the right to quiet enjoyment of its property supersedes any interest of Defendant to enter the property it does not own and has no rights to use, and it is in the public's interest that property rights are enforced.

WHEREFORE, Crown respectfully requests that this Honorable Court enter a judgment declaring the Property to be free and clear of any and all interest claimed by Defendant, and to further Order, Declare and Adjudge:

- A. That Crown holds full legal and equitable title to the Property in fee simple absolute, free and clear of any and all claims of Defendant;
- B. Quieting title to the Property forever in Crown;
- C. Authorizing Crown to use the judgment with the effect of a deed for any purpose

necessary to transfer, sell, convey, or occupy the property;

- D. Permanently enjoining Defendant and all persons claiming under Defendant from asserting any adverse claim to Crown's title to the Property;
- E. Compelling Defendant to remove the offending structures immediately or allowing Crown to remove the offending structures in order to comply with Crown contract with the City of Detroit.
- F. Awarding Crown the cost of this action, including attorneys' fees, and such other relief as the Court deems just and proper.

Dated: February 7, 2025

Respectfully Submitted,

WOLFSON BOLTON KOCHIS PLLC

By: /s/ Logan T. Grizzell
Thomas J. Howlett (P64665)
Logan Grizzell (P86246)
3150 Livernois Rd., Suite 275
Troy, Michigan 48083
(248) 247-7107
thowlett@wolfsonbolton.com
lgrizzell@wolfsonbolton.com
Attorneys for Crown Enterprises, LLC.

EXHIBIT A

2018326833 L: 54730 P: 854 QCD
 11/19/2018 11:03:59 AM Total Pages: 1
 Bernard J. Youngblood, Register of Deeds - Wayne County, MI
 ELECTRONICALLY RECORDED

WAYNE COUNTY TREASURER

QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Eric R. Sabree, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to:

CROWN ENTERPRISES, INC., A MICHIGAN CORPORATION

hereinafter called the Grantee, whose address is:

12225 STEPHENS ROAD WARREN, MI 48089

the following

described premises located in the CITY OF DETROIT, WAYNE COUNTY, MI

Tax Parcel I.D. #: 09006784-8

Legal Description:

N JEROME 262 THRU 266 DODGE WOODLANDS SUB L32 P81 PLATS, W C R 9/158 103.39 X 100

Commonly known as: 3101 JEROME DETROIT, MI 48212

For the full consideration of \$500.00 Dollars.

Date: November 19, 2018

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way; private deed restrictions; building restrictions of record; all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(1).

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.

STATE OF MICHIGAN)

)ss

COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 19 day of November, 2018 by
 Eric R. Sabree, Wayne County Treasurer.

JOHN FITZGERALD KRAVITZ
 Notary Public, State of Michigan
 County of Macomb
 My Commission Expires 11-26-2023
 Acting in the County of Wayne

Prepared by Wayne County Treasurer
 400 Monroe Street, Detroit, Michigan 48226



Eric R. Sabree

Eric R. Sabree
 Wayne County Treasurer

John Kravitz

Notary Public, Wayne County Michigan

When recorded return to: Grantor
 Send subsequent tax bills to: Grantee

EXHIBIT B

STATE OF MICHIGAN
IN THE WAYNE COUNTY CIRCUIT COURT

CROWN ENTERPRISES, INC.,

Plaintiff,

Case No. 21-005840-CH
Hon. Timothy M. Kenny

v.

DMARCO DORSEY, JACQUELINE
DORSEY-HURT, NORWOOD
ENTERPRISES, LLC, A.S. RASHID d/b/a
NORWOOD PROPERTIES, MICHIPROP 22
LLC, and MUTUEL LLC,

Defendants.

BODMAN PLC

By: Thomas J. Howlett (P64665)

Erica J. Shell (P80106)

6th Floor at Ford Field

1901 St. Antoine Street

Detroit, Michigan 48226

313-259-7777

Attorneys for Plaintiff

DEFAULT JUDGMENT QUIETING TITLE

At a session of said court held in the

City of Detroit, State of Michigan

on October 8, 2021

PRESENT: Honorable Timothy M. Kenny,

Circuit Court Judge

This matter having come before the Court on Plaintiff's Motion for Entry of Default Judgment Quieting Title, a hearing having been held, and the Court being otherwise fully advised in the premises;

IT IS HEREBY ORDERED that Plaintiff Crown Enterprises, Inc.'s Motion for Entry of Default Judgment Quieting Title is GRANTED.

IT IS FURTHER ORDERED as follows:

A. Plaintiff holds exclusive, fee simple title and ownership to the following described property commonly known as 3101 Jerome, Hamtramck, Michigan (referred to herein as the "Property"):

Lots 262 thru 266 of DODGE WOODLANDS SUBDIVISION
according to the plat thereof recorded in Liber 32 of Plats, Page 81
of Wayne County Records.

Tax Parcel ID # 09006784-8

B. Judgment is hereby entered in favor of Plaintiff and against Defendants Dmarco Dorsey, Jacqueline Dorsey-Hurt, A.S. Rashid d/b/a Norwood Properties, Michiprop 22 LLC, and Mutuel LLC (herein "Defendants"), and the title to the Property is forever quieted as set forth herein.

C. Any claims of interest, liens, or other encumbrances on the above-described Property by Defendants and/or their members, successors, assigns, heirs, and devisees are hereby set aside, vacated, stripped, and declared null and void as clouds on the title of the Property.

D. Defendants and all persons claiming through them are hereby enjoined from asserting any adverse claim to Plaintiff's title to the Property.

E. The Wayne County Register of Deeds is hereby directed to record and index a certified copy of this Order.

F. Plaintiff may use this Order with the effect of a Deed for any purpose necessary to transfer, sell, convey, or occupy the Property.

This is a final order that resolves all pending claims in the above-captioned matter and closes this case.

/s/ Timothy M. Kenny
Honorable Timothy M. Kenny
Wayne County Circuit Court Judge

Prepared by and when recorded return to:
Erica J. Shell (P80106)
BODMAN PLC
6th Floor at Ford Field
1901 St. Antoine Street
Detroit, Michigan 48226

EXHIBIT C

