

STATE OF MICHIGAN
WAYNE COUNTY CIRCUIT COURT

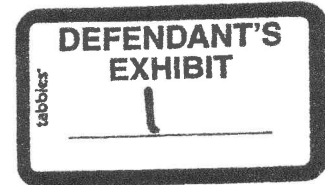
Private Consumer Consulting Services,
LLC,
Plaintiff,

PRIVATE CONSUMER CONSULTING SERVI
Hon. Kathleen Macdonald 03/12/2010



10-003072-CH

Trenise Wyldon, an individual,
Emmett Wyldon, an individual,
Valerie B. Kauth, and individual, and
Federal National Mortgage Association, a
corporation organized under the laws of the
United States of America,
Defendants.



John J. Dyer P54857
LeVasseur Dyer & Associates, P.C.
Attorneys for Plaintiff
P.O. Box 721400
Berkley, MI 48072
(248) 586-1200

*There is no other pending or resolved civil action arising out of
the transaction or occurrence alleged in this Complaint.*

COMPLAINT TO QUIET TITLE

NOW COMES Plaintiff, by and through its attorneys, LeVasseur Dyer & Associates,
P.C., and for its Complaint to Quiet Title states as follows:

- (1) This action involves real property located in the Township of Van Buren, Wayne County,
Michigan, and more specifically described as:

Lot 12, Mission Pointe on the Lake Subdivision, as recorded in
Liber 120, Pages 80 through 91 of Plats, Wayne County Records;
commonly known as: 13236 Nautica, Belleville, MI 48111; Tax
ID: 83-079-03-0012-000

- (2) This Court has jurisdiction pursuant to its equitable powers and MCLA 600.2932.
- (3) Plaintiff is a Michigan Limited Liability Company and is the current lawful owner of the
subject property pursuant to a Warranty Deed dated December 5, 2007, recorded on

FILED
CATRY H. GARRETT
WAYNE COUNTY CLERK
2010 MAR 12 A 9:20

January 11, 2008 in Liber 46922, Pages 713-14, Wayne County Register of Deeds.

Copy of Deed attached as "Exhibit A."

- (4) Plaintiff recently discovered certain bogus instruments purporting to grant Defendants interests in the subject property after its agents witnessed a "For Sale" sign on the front lawn of said property.
- (5) Plaintiff immediately commenced an investigation and discovered certain bogus instruments were recorded after Plaintiff's December 5, 2007 acquisition, which purported to divest Plaintiff of all interest in the subject property.
- (6) Upon information and belief, Defendants Trenise Wyldon, Emmett Wyldon, and Valerie B. Kauth engaged in a conspiracy to defraud Plaintiff and Defendant Federal National Mortgage Association ("Fannie Mae"), and Fannie Mae's predecessors in interest, by creating a fraudulent deed purporting to convey the subject property from Plaintiff to Defendant Trenise Wyldon. A copy of said deed is attached as "Exhibit B."
- (7) Said deed (Exhibit B) improperly lists Plaintiff as a D/B/A, when it is in fact a Michigan Limited Liability Company with Mary A. Stafford as its Managing Member, bears a forged signature for Mary A. Stafford, was never delivered from Plaintiff to Defendant Trenise Wyldon, and was never properly notarized, which therefore constitutes an invalid conveyance.
- (8) In furtherance of their fraudulent conspiracy, Defendants subsequently purported to pledge the subject property as collateral in exchange for a loan given by Wells Fargo Bank, Defendant Fannie Mae's predecessor in interest, despite the fact that Defendants possessed no lawful claims thereto. Copy of invalid Mortgage attached as "Exhibit C."
- (9) Wells Fargo Bank subsequently foreclosed on the bogus Mortgage and was the named grantee in a Sheriff's Deed dated June 24, 2009. Copy of bogus Sheriff's Deed attached as "Exhibit D."

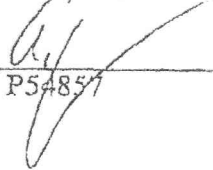
- (10) On July 7, 2009, Wells Fargo Bank executed and delivered a Quit Claim Deed to Fannie Mae relating to the subject property. Copy of said Deed attached as "Exhibit E."
- (11) On October 15, 2009, Defendants Wyldon executed a Quit Claim Deed, Title Affidavit and Affidavit Regarding Execution of Deed and delivered same to Defendant Fannie Mae, presumptively to extinguish their purported redemptive rights. Copies of said Instruments collectively attached as "Exhibit F."
- (12) Defendant Trenise Wyldon had no ownership interest in the subject property as stated above and accordingly had no interest to pledge or convey to Wells Fargo.
- (13) Accordingly, all instruments recorded after December 5, 2007 are invalid as the product of Defendants fraudulent conspiracy and Plaintiff is entitled to an order confirming same.

Wherefore, Plaintiff requests that this Honorable Court:

- A. Determine that Plaintiff is the fee simple title holder to the subject property,
- B. Determine that Defendants' interests, if any, are declared invalid and forever extinguished; and
- C. Grant such other relief as the Court deems appropriate and equitable.

Respectfully submitted,

Dated: March 9, 2010


Allen J. Dyer P54857

WARRANTY DEED

KNOWALL MEN BY THESE PRESENTS: That Mary A. Stafford D/B/A Private Consumer Consulting Services

Whose address is 23300 Providence Dr. Southfield, MI 48075

Warrants and conveys to Trenise Wyldon, a Married Woman

Whose address is 15444 Gildchrist St. Detroit, MI 48227

The following described premises situated in the Township of Van Buren, State of Michigan and County of Oakland.

Lot 12 Mission Points on the Lake, as recorded in Liber 120, pages 80 through 91, inclusive of Plats, Wayne County Records.

More commonly known as 13236 Nautica Drive

Tax Parcel No. 83-079-03-0012-000

For the sum of Three Hundred and Ninety Thousand Dollars and no hundredths (\$395,000.00), subject to existing easements of record for public utilities, driveways, building and use restrictions of record and zoning ordinances, if any.

If the land being conveyed is unplatted, the following is deemed to be included: "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 on this 5th day of December, 2007.

Signed

Mary A. Stafford
Mary A. Stafford
D/B/A Private Consumer Consulting Services

State of Michigan
County of Oakland) SS

The foregoing instrument was acknowledged before me this 5th day of December, 2007.
By Mary A. Stafford, Signer for Private Consumer Consulting Services

VALERIE B. KAUTH
NOTARY PUBLIC OAKLAND CO. MI
MY COMMISSION EXPIRES MAY 29, 2008
ACTING IN Oakland COUNTY

Valerie B. Kauth
Notary Public
County of Michigan
My Commission Expires: May 29, 2008

Drafted by Jennifer Lysek
When recorded return Reliant Title Inc.
725 S. Adams Rd.
Birmingham, MI 48009

Recording Fee \$

State Transfer Tax \$

County Transfer Tax \$

2009 JUL -2 PM 3:43

FILE DO NOT MAIL

444F01 Wyldon - PC D

Bernard J. Youngblood
Wayne County Register of Deeds

July 02 2009 03:43 PM

Order 48007 Page 1442-1446

#219258770 B-11 1000 \$27.00



SHERIFF'S DEED ON MORTGAGE SALE

This Indenture Made this 24th day of June, A.D. 2009, between, Ralph Leggat, a Deputy Sheriff in and for Wayne County, Michigan, whose address is 1231 Saint Antoine St Detroit, Michigan 48226-2300, party of the first part, and Wells Fargo Bank, NA, whose address is 3476 State View Blvd, Fort Mill, SC 29715-7200, party of the second part (hereinafter called the grantee).

WITNESSETH, That Whereas a certain mortgage made by Emmett and Trenise Wyldon, husband and wife, original mortgagor(s), to Wells Fargo Bank, NA, Mortgagee, dated December 5, 2007, and recorded on March 10, 2008 in Liber 47047 on Page 256, in Wayne county records, Michigan 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 1:00 PM on the 10th day of December, A.D. 2008 (sale adjourned from December 10, 2008 to June 24, 2009), at public vendue, that being the place of holding the Circuit Court for Wayne 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 Four Hundred Six Thousand One Hundred Twenty-One And 28/100 Dollars (\$406,121.28), that being the highest bid therefore and the grantee being the highest bidder, and

WHEREAS, said lands and tenements are situated in the Charter Township of Van Buren, Wayne County, Michigan, more particularly described in exhibit A, attached and commonly known as:

13236 Nautica Dr
Property Tax Parcel ID 83-079-03-0012-000

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 Mortgagor(s) had in said land and tenements and every part thereof, on the 5th day of December A.D. 2007, 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.

Ralph Leggat

Deputy Sheriff in and for the County of Wayne

STATE OF MICHIGAN
COUNTY OF WAYNE

On this 24th day of June, A.D. 2009, before me, a Notary Public in and for said County of Wayne came Ralph Leggat, a Deputy Sheriff of said County, known to me to be the individual described in and who executed the above conveyance, and who acknowledged that he executed the same to be his free act and deed as such Deputy Sheriff

REGENIA LYNN STOKES
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES 01/15/2015

Notary Public, Wayne County, Michigan
My commission expires
Acting in the county of Wayne

THIS INSTRUMENT IS EXEMPT FROM MICHIGAN TRANSFER TAX UNDER MCLA 207.505(c), MCLA 207.526(v), MCLA 207.505(h)(ii)

Fannie Mae (RC) #1735776950

2009 OCT 28 AM 8:11

Bernard J. Youngblood
Wayne County Register of Deeds
October 28, 2009 08:11 AM
Liber 48186 Page 1120-1120

#209358132 QCD FEE \$15.00



QUIT CLAIM DEED

The Grantor, Trenise Wyldon and Emmett Wyldon, husband and wife, whose address is 13236 Nautica Dr, Belleville, MI 48111-1346 Quit-Claim(s) to Fannie Mae, a corporation organized under the laws of the United States of America, whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the following described premises situated in the Charter Township of Van Buren, County of Wayne and State of MI:

PROPERTY ADDRESS: 13236 Nautica Dr, Belleville, MI 48111-1346

LEGAL DESCRIPTION: Lot 12, Mission Pointe on the Lake, as recorded in Liber 120, Pages 80 through 91, inclusive of Plats, Wayne County Records

for the sum of (\$2000.00) Two Thousand And 00/100 Dollars subject to easements and building and use restrictions of record, if any.

This Deed is given to convey all of the grantor's rights, title and interest in the subject property, including but not limited to their right to redeem from the Sheriff's Deed recorded on July 2, 2009 in Liber 48007 on Page 1442-1446 in instrument 209256770, Wayne County Records.

Dated this 15th day of October, 2009

Witness

Signed

By

Trenise Wyldon
Trenise Wyldon

By

Emmett Wyldon
Emmett Wyldon

STATE OF Michigan

} S.S.

COUNTY OF Wayne

Acknowledged before me in Wayne County, State of Michigan, on 10-15-09 by Trenise Wyldon and Emmett Wyldon, husband and wife.

Daniel Sanders IV
NOTARY PUBLIC - MICHIGAN
State of Wayne County
My Comm. Expires Aug 25, 2015
Acting in the County of Wayne

County transfer tax exempt pursuant to MCL 207.505(h)(iii); State transfer tax exempt pursuant to MCL 207.526(h)(iii)

When Recorded Return To:
Trott & Trott, P.C./LMAS
31440 Northwestern Highway,
Suite 200
Farmington Hills, MI 48334-2525

Send Subsequent Tax Bills To:
Grantee

Drafted by: Ellen L. Coon
Trott & Trott, P.C.
31440 Northwestern Highway,
Suite 200
Farmington Hills, MI 48334-2525

Tax Parcel #83-079-03-0012-000 Recording Fee
T&T #230444F01

Revenue Stamps Exempt

TYPE OR PRINT NAMES UNDER SIGNATURE

2009 JUL 27 AM 9:06

Bernard J. Youngblood
Wayne County Register of Deeds

July 27, 2009 09:06 AM

Liber 48843 Page 80-81

#200278140 ECD FEE: \$10.00

**QUIT CLAIM DEED**

The Grantor, Wells Fargo Bank, NA whose address is 3476 State View Blvd, Fort Mill, SC 29715-7200,

Quit-Claim(s) to Federal National Mortgage Association whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, the following premises situated in the Charter Township of Van Buren, County of Wayne and State of Michigan more particularly described in exhibit A, attached and commonly known as:

13236 Nautica Dr, Belleville, MI 48111-1346

for the sum of (\$1.00) One Dollar and no cents, subject to easements and building and use restrictions of record.

Dated this 7th day of July, 2009

Signed:

Wells Fargo Bank, NA
Grantor

By

Ellen L. Coon, Vice President Loan Documentation, for
Wells Fargo Bank N.A. f/k/a Wells Fargo Home Mortgage,
Inc.

STATE OF MICHIGAN)

)SS.

COUNTY OF OAKLAND)

This instrument was acknowledged before me in Oakland County, State of Michigan, on this 7th day of July, 2009, by Ellen L. Coon, Vice President Loan Documentation, for Wells Fargo Bank N.A. f/k/a Wells Fargo Home Mortgage, Inc., for the corporation.

Matthew P. Lafata, Notary public
State of Michigan, County of Macomb
My commission expires December 24, 2011
Acting in the County of Oakland

State transfer taxes exempt pursuant to MCL 207.526(a).
County transfer taxes exempt pursuant to MCL 207.505(a).

When Recorded Return To:
Trott & Trott, P.C.
31440 Northwestern Highway, Suite
200
Farmington Hills MI 48334-2525
Tax Parcel #83-079-03-0012-000
T&T # 230444F01

Send Subsequent Tax Bills To:
Grantee

Drafted by: Ebony Gerwin
Trott & Trott, P.C.
31440 Northwestern Highway, Suite
200
Farmington Hills MI 48334-2525
Revenue Stamps Exempt

Wyldon, Trenise

* TYPE OR PRINT NAMES UNDER SIGNATURE