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U.S. DISTRICT COURT
WESTERN DISTRICT OF MICHIGAN
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UNITED STATES DISTRICT COURT
WESTERN DISTRICT OF MICHIGAN

-----x
Michael D. Dalton, Jr.,
Leah M. Dalton, and
Michael A. Deem,

Plaintiffs,

v.

ChoiceOne Bank,

Defendant.
-----x

2026-cv-00163 (HYJ) (RK)

**FIRST AMENDED
COMPLAINT**

**Common Law Trial by Jury
Demanded**

INTRODUCTION

1. This is an action for ejectment, or in the alternative quiet legal title, for one property, and quiet legal title for a second property. Both chains of title trace back to federal land patents. In *Fenn v. Holme*, the U.S. Supreme Court held that federal land patent holders have a Seventh Amendment right to trial by jury to protect their legal interests in a court of law, and no equitable titles could collaterally attack a federal land patent. Defendant has clouded title to the two federal land patents in question, equitably dispossessed Plaintiffs from one property and are in the process of equitably dispossessing them from the second property with antiquated, inferior titles – equitable titles. Not only are those equitable titles insufficient to collaterally attack Plaintiffs’ federal land patents, but the defendant’s bases for doing so, and any state court proceedings on said bases, were superseded by subsequent transfers of the properties by legal deeds. Michigan state law only provides equitable forums for Ejectment and no separate action to Quiet Title. This court is the only forum available for Plaintiffs to protect their legal rights as provided for by the U.S. Constitution, federal statutory law, and U.S. Supreme Court caselaw.

JURISDICTION AND VENUE

2. The basis for jurisdiction is Federal Question, specifically 28 U.S.C. §§ 1331.

3. Venue is proper in the Western District of Michigan, Southern Division, pursuant to 28 U.S.C. § 1391(b)(2), the “judicial district in which a substantial part of the events or omissions giving rise to the claims occurred, or a substantial part of property that is the subject of the action is situated.”

PLAINTIFFS

4. Plaintiff, Michael D. Dalton, Jr., is a citizen of the State of Michigan, Ingham County.

5. Plaintiff, Leah M. Dalton, is a citizen of the State of Michigan, Ingham County.

6. Plaintiff, Michael A. Deem, is a citizen of the State of Michigan, Livingston County, a tenant of 305 W. Elizabeth Street, Stockbridge, Michigan, and an occupant of 3468 Catholic Church Road, Stockbridge, Michigan.

DEFENDANT

7. Defendant, ChoiceOne Bank, is incorporated under the laws of the State of Michigan, and has its principal place of business in the State of Michigan, Ingham County.

BACKGROUND AND LEGAL FRAMEWORK

Federal Statutory Framework

8. On June 15, 1836, the U.S. Congress passed, *An act to establish the northern boundary line of the State of Ohio, and to provide for the admission of the State of Michigan into the Union on certain conditions*. See, 5 Stat. 49. Section 4 of said act provides in relevant part,

That nothing in this act contained, or in the administration of the said State into the Union as one of the United States of America upon an equal footing with the original States in all respects whatever, shall be so construed or understood as to confer upon the people, Legislature, or other authorities of the said State of Michigan, any authority to interfere with the sale by the United States, and under their authority, of the vacant and unsold lands within the limits of the said State [].

9. On June 23, 1836, the U.S. Congress passed *An Act supplementary to the act entitled "An act to establish the northern boundary line of the State of Ohio, and to provide for the admission of the State of Michigan into the Union on certain conditions."* See, 5 Stat. 59.

Section 5 of said act provides in relevant part,

That the five foregoing propositions herein offered, are on the condition that the Legislature of the said State, by virtue of the powers conferred upon it by the convention which framed the constitution of the said State, shall provide, by an ordinance irrevocable without the consent of the United States, that the said State shall never interfere with the primary disposal of the soil within the same by the United States, nor with any regulations Congress may find necessary for securing the title in such soil to the bona fide purchasers thereof.

10. On January 26, 1837, the U.S. Congress passed *An Act to admit the State of Michigan into the Union, upon an equal footing with the original States.* See, 5 Stat. 144. Section 5 of said act provides in relevant part,

Whereas, in pursuance of the act of Congress of June fifteenth, eighteenth hundred and thirty-six, entitled "*An act to establish the northern boundary of the State of Ohio, and to provide for the admission of the State of Michigan into the Union upon the conditions therein expressed,*" a convention of delegates, elected by the people of the said State of Michigan, for the sole purpose of giving their assent to the boundaries of the said State of Michigan as described, declared, and established, in and by the said act, did, on the fifteenth of December, eighteen hundred and thirty-six, assent to the provisions of said act[.]

Compelling U.S. Supreme Court Caselaw

11. In *Wilcox v. Jackson*, the U.S. Supreme Court held,

[N]othing but a patent passes a perfect and consummate title.

38 U.S. 498, 516 (1839).

We hold the true principle to be this, that whenever the question in any Court, state or federal, is, whether a title to land which had once been the property of the United States has passed, that question must be resolved by the laws of the United States; but that whenever, according to those laws, the title shall have passed, then that property, like all other property in the state, is subject to state

legislation; so far as that legislation is consistent with the admission that the title passed and vested according to the laws of the United States.

38 U.S. at 517 (emphasis added).

12. In *Fenn v. Holme*, the U.S. Supreme Court heard an appeal of “an attempt to assert at law and by a legal remedy a right to real property -- an action of ejectment to establish the right of possession in land.” 62 U.S. 481, 483 (1858). The *Fenn* court held,

That the plaintiff in ejectment must in all cases prove a legal title to the premises in himself, at the time of the demise laid in the declaration, and that evidence of an equitable estate will not be sufficient for a recovery, are principles so elementary and so familiar to the profession as to render unnecessary the citation of authority in support of them.

62 U.S. at 483.

[T]his court, in speaking of the seventh amendment of the Constitution, and of the state of public sentiment which demanded and produced that amendment, say: [] When, therefore, we find that the amendment requires that the right of trial by jury shall be preserved in suits at common law, the natural conclusion is, that the distinction was present in the minds of the framers of the amendment. By *common law*, they meant what the Constitution denominated in the 3d article LAW, not merely *suits* which the common law recognised among its old and settled proceedings, but suits in which *legal* rights were to be ascertained and determined, in contradistinction to those where *equitable rights* alone were recognised and equitable remedies administered. []

62 U.S. at 486.

A practice has prevailed in some of the States [] of permitting the action of ejectment to be maintained upon warrants for land, and upon other titles not complete or legal in their character, but this practice, as we so explicitly ruled in the case of *Bennett v. Butterworth*, (11 How.,) can in no wise affect the jurisdiction of the courts of the United States, who, both by the Constitution and by the acts of Congress, are required to observe the distinction between legal and equitable rights, and to enforce rules and principles of decision appropriate to each.

62 U.S. at 488.

13. In *Hooper v. Scheimer*, the U.S. Supreme Court held,

Where land is purchased in the name of one person, with the funds of another, the legal estate is vested in the former. The latter acquires only an equitable estate, and he must resort to a court of equity to enforce it, and cannot assert it in an action of ejectment.

64 U.S. 235, 244 (1859) (emphasis added).

It is also the settled doctrine of this Court that no action of ejectment will lie on such an equitable title, notwithstanding a state legislature may have provided otherwise by statute. The law is only binding on the state courts, and has no force in the circuit courts of the Union.

64 U.S. at 246 (emphasis added).

14. In *Gibson v. Chouteau*, the U.S. Supreme Court held,

As legislation of a State can only apply to persons and things over which the State has jurisdiction, the United States are also necessarily excluded from the operation of such statutes.

With respect to the public domain, the Constitution vests in Congress the power of disposition and of making all needful rules and regulations. That power is subject to no limitations. Congress has the absolute right to prescribe the times, the conditions, and the mode of transferring this property, or any part of it, and to designate the persons to whom the transfer shall be made. No State legislation can interfere with this right or embarrass its exercise; and to prevent the possibility of any attempted interference with it, a provision has been usually inserted in the compacts by which new States have been admitted into the Union, that such interference with the primary disposal of the soil of the United States shall never be made. Such provision was inserted in the act admitting Mi[chigan (5 Stat. 144)], and it is embodied in the present Constitution, with the further clause that the legislature shall also not interfere 'with any regulation that Congress may find necessary for securing the title in such soil.'

80 U.S. 92, 99 (1871).

With the legal title, when transferred, goes the right to possess and enjoy the land, and it would amount to a denial of the power of disposal in Congress if these benefits, which should follow upon the acquisition of that title, could be forfeited [in equity].

80 U.S. at 100.

The patent is the instrument which, under the laws of Congress, passes the title of the United States. It is the government conveyance. [] But, in the

action of ejectment in the Federal courts, the legal title must prevail, and the patent, when regular on its face, is conclusive evidence of that title.

80 U.S. at 102.

But neither in a separate suit in a Federal court, nor in an answer to an action of ejectment in a State court, can the mere occupation of the demanded premises by plaintiffs or defendants, for the period prescribed by the statute of limitations of the State, be held to constitute a sufficient equity in their favor to control the legal title subsequently conveyed to others by the patent of the United States, without trenching upon the power of Congress in the disposition of the public lands.

80 U.S. at 102. This provision highlights how states may not interfere with the enduring rights of federal land patent holders.

15. In *Frost v. Spitley*, the U.S. Supreme Court held,

Under the jurisdiction and practice in equity, independently of statute, the object of a bill to remove a cloud upon title, and to quiet the possession of real estate, is to protect the owner of the legal title from being disturbed in his possession, or harassed by suits in regard to that title; and the bill cannot be maintained without clear proof of both possession and legal title in the plaintiff.

121 U.S. 552, 556 (1887); also, *Dick v. Foraker*, 155 U.S. 404, 414 (1894).

16. The above cases are still good law. They have not been overruled. They control this case. See, *Bosse v. Oklahoma*, 580 U.S. 1, 3 (2016) (“[I]t is this Court's prerogative alone to overrule one of its precedents.”).

Michigan State Caselaw Mirrors U.S. Supreme Court Precedents Regarding Federal Land Patents

17. In *Webber v. Pere Marquette Boom Co.*, the Michigan Supreme Court held,

Patents issued by the United States conveying its lands are in general unassailable in an action at law. They not only operate to pass the title, but they carry with them a conclusive presumption that all requirements to their issue have been complied with.

62 Mich. 626, 636 (1886) (citing, *Smelting Co. v. Kemp*, 104 U.S. 636, 640-641 (1881)).

18. In *Gilford v. Watkins*, the Michigan Supreme Court held,

Plaintiffs' equitable title under the land contract cannot be enforced in this action against defendants who have shown a prior legal title. [] The rule in Michigan excludes in ejectment all defenses that are not legal.

342 Mich. 632, 637-638 (1955) (collecting cases).

19. In *Moran v. Moran*, the Michigan Supreme Court held,

The commonlaw rule, which excludes all defenses in ejectment which are not legal, has been abrogated in many parts of the Union. The courts of the United States, however, still adhere to it. [] And it also remains in force in this state.

106 Mich. 8, 12 (1895) (*citing, Hooper v. Scheimer, supra*).

[N]othing is better settled in this state than that in an action of ejectment and equitable title cannot be set up as a defense against a legal title.

106 Mich. at 12 (*citing, Michigan Land & Iron Co. v. Thoney*, 89 Mich. 226, 231 (1891)).

20. In *Klais v. Danowski*, the Michigan Supreme Court held,

Here the United States conveyed a private claim of specific dimensions at a definite location. Determination of that location[] is conclusive of the occupant's rights today. They continue to own, through chain of title, what was granted to the patentees in the first place.

373 Mich. 262, 277 (1964).

Michigan State Statutory Framework

21. In 1961, the State of Michigan passed MCL § 600.3201, *et seq.*, *Foreclosure of Mortgages by Advertisement*. Said act allows for non-judicial foreclosure of mortgages. A juridical forum is only afforded to the landowner after the mortgage has been sold, a sheriff's deed issues in equity, and the purchaser of the mortgage seeks possession of the property from a court sitting in *equity*. A respondent is never afforded a legal forum.

22. In 1963, the State of Michigan passed MCL § 600.2932, *Quieting title; interest of plaintiff; action by mortgagee; establishment of title; tenancy in common; actions*, which currently provides in part as amended,

(1) Any person, whether he is in possession of the land in question or not, who claims any right in, title to, equitable title to, interest in, or right to possession of land, may bring an action in the circuit courts against any other person who claims or might claim any interest inconsistent with the interest claimed by the plaintiff, whether the defendant is in possession of the land or not.

(2) No action may be maintained under subsection (1) by a mortgagee, his assigns, or representatives for recovery of the mortgaged premises, until the title to the mortgaged premises has become absolute, or by a person for the recovery of possession of premises, which were sold on land contracted, to whom relief is available under subdivision (1) of section 5634.

(5) Actions under this section are equitable in nature.

23. In 1972, the State of Michigan passed MCL § 600.5714, *Summary proceedings to recover possession of premises; holding over by tenant or occupant of public housing or by tenant of mobile home park*, which currently provides in part as amended,

(1) A person entitled to possession of premises may recover possession by summary proceedings in the following circumstances: []

(g) When a person continues in possession of premises sold by virtue of a mortgage or execution, after the time limited by law for redemption of the premises.

24. A court presiding over a summary proceeding pursuant to MCL § 600.5714 sits in equity. *See*, MCL § 600.8302(1) (“[T]he district court has equitable jurisdiction and authority [] in the matters and to the extent provided by this section.”), and § 600.8302(2) (“In an action under chapter 57, the district court may hear and determine an equitable claim relating to [] or involving a right, interest, obligation, or title in land.”).

25. As indicated above, in the State of Michigan all proceedings pertaining to title or possession of property are either non-judicial or equitable. A legal forum, in which a federal land patent holder can vindicate his Seventh Amendment rights, is denied in its entirety.

26. In 2014, the Michigan Court of Appeals examined Michigan's statutory framework regarding the common-law action for ejectment. *New Products Corp. v. Harbor Shores BHBT Land Development, LLC*, 308 Mich.App. 638 (Mich.App. 2014). The *New Products* court held,

With the enactment of MCL 600.2932, the Legislature did not expressly abrogate the common-law action for ejectment. Although one might conclude that the Legislature implicitly abrogated the common-law action for ejectment.

308 Mich.App. at 659 *fn.* 5.

27. Plaintiffs are unable to find any amendments to MCL 600.2932 since the decision in *New Products Corp., supra*.

28. Under MCL 600.2932, "quiet title is a remedy, not a freestanding claim. Like a request for an injunction or disgorgement, a request for quiet title [pursuant to MCL 600.2932] is only cognizable when paired with some recognized cause of action." *Haywood v. Roundpoint Mortg. Servicing Corp.*, 2018 WL 3159624, *5 (EDMI) (citing, *Shaya v. Countrywide Home Loans, Inc.*, 489 F.App'x 815, 819 (6th Cir. 2012).

29. The Michigan Legislature has not only abrogated the common law action of Ejectment, in a court of law, but also the action to Quiet Legal Title, where equity is employed in the aid of law and prevent lesser titles from collaterally attacking a federal land patent and the rights thereunder.

30. This court is the only forum available for Mr. and Mrs. Dalton to enforce their Seventh Amendment right to a trial by jury, in a court of law.

31. Without this court's intervention the plaintiffs will or will continue to suffer ongoing harm.

32. Granting the plaintiffs' request for relief will not result in any review or entanglement with Michigan state court proceedings as those proceedings pertain to facts and issues not before this court.

STATEMENT OF FACTS

Claim 1 (School / Community Center)

33. On May 5, 1837, original ownership interest in certain real property was sold by the United States of America to Ira Wood, through a Federal Land Patent issued by the Bureau of Land Management (Virginia). *See*, National Archives, Patent No. 19603.

34. Said patent provides,

That the United States of America [] HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT [to the patentee] and to his heirs, the said tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature thereunto belonging, unto the said [patentee] and to his heirs and assigns forever.

35. On April 10, 2018, L & M Family Investments, LLC (L&M) became a successor of Ira Wood, the original patentee, by way of a Warranty Deed, for the real property commonly known as 305 W. Elizabeth Street, Stockbridge, Michigan (School / Community Center), for "the sum of One and 00/100 Dollar (\$1.00)." As such, L&M "own[ed], through chain of title, what was granted to the patentee[] in the first place." *See, Klais v. Danowski, supra; Hooper v. Scheimer, supra*. Said Warranty Deed was recorded with the Ingham County Register of Deeds on April 11, 2018.

36. On November 20, 2019, L&M gave a mortgage (equitable title) for the School / Community Center, to ChoiceOne Bank's alleged predecessor.

37. On or about September 10, 2024, Mr. and Mrs. Dalton obtained a certified copy of the original land patent, No. 19603, from the Bureau of Land Management, U.S. Department of the Interior (BLM).

38. On October 31, 2024, Mr. and Mrs. Dalton stepped into the shoes of the original patentee, by way of a Quit Claim Deed, for the School / Community Center, and “own, through chain of title, what was granted to the patentee[] in the first place.” *See, Klais v. Danowski, supra; Hooper v. Scheimer, supra.* Said Quit Claim Deed was recorded with the Ingham County Register of Deeds on November 1, 2024.

39. On November 12, 2024, Mr. and Mrs. Dalton received delivery of a certified copy of their Quit Claim Deed from the Ingham County Register of Deeds.

40. In an abundance of caution, Mr. and Mrs. Dalton took additional steps to secure the same “rights, privileges, immunities, and appurtenances of whatsoever” as successors to the original patentee.

41. On November 14, 2024, Mr. and Mrs. Dalton accepted the deed in the presence of a notary public and two witnesses, and filed their Notice of Acknowledgement, Delivery and Acceptance of Deed with the Ingham County Register of Deeds on November 15, 2024.

42. On November 18, 2024, Mr. and Mrs. Dalton’s Notice of Acknowledgement, Delivery and Acceptance of Deed was recorded with the Ingham County Register of Deeds.

43. On November 18, 2024, Mr. and Mrs. Dalton signed a Declaration of Grantee’s/Assignee’s Notice and Claim of “Forever” Benefit of Original Land Grant/Patent in the presence of a notary public. The Declaration was recorded with the Ingham County Register of Deeds on December 26, 2024.

44. On November 18, 2024, Mr. and Mrs. Dalton gave public notice of their Notice of Acknowledgement, Delivery and Acceptance of Deed, and their Claim of Forever Benefits of their land patent, by posting same at the U.S. Post Office located at 117 North Clinton Street, Stockbridge, MI 4928, as well as at the School / Community Center itself, in the presence of two witnesses.

45. On November 20, 2024, Mr. and Mrs. Dalton gave public notice of their Notice of Acknowledgement, Delivery and Acceptance of Deed, and their Claim of Forever Benefits of their land patent, by posting same on the public bulletin board at the local library, Capital Area District Library – Stockbridge Branch, 200 Wood Street, Stockbridge, MI 49285, in the presence of two witnesses.

46. On October 24, 2025, ChoiceOne Bank claimed equitable title to the School / Community Center pursuant to MCL 600.3201, *et seq.* (non-judicial foreclosure) and a Sheriff's Deed (equitable title), thereby clouding title to Mr. and Mrs. Dalton's federal land patent.

47. On or about October 27, 2025, ChoiceOne Bank filed a Complaint to Recover Possession against L&M, in the 55th District Court, Ingham County, State of Michigan, pursuant to MCL 600.5701, *et seq.* (summary proceedings to recover possession of premises).

48. On or about November 26, 2025, ChoiceOne Bank served Mr. and Mrs. Dalton's tenants in the School / Community Center with a demand/assignment of rents. As a result, ChoiceOne Bank has embarrassed Mr. and Mrs. Dalton in the exercise of their rights as federal land patent holders.

49. On January 22, 2026, the 55th District Court, sitting in equity, held a hearing on ChoiceOne Bank's complaint seeking the eviction of L&M from the School / Community Center. Mr. and Mrs. Dalton appeared and tried to explain that they were the current successors

of the federal land patent, not L&M. The court refused to acknowledge Mr. and Mrs. Dalton's statements because they were not parties to the action. The petition was granted against L&M, and the state court asked ChoiceOne Bank to submit a proposed order. Said order will be based entirely on the Warranty Deed dated April 10, 2018 and mortgage dated November 20, 2019.

50. This claim and the relief sought by Plaintiffs is based on the Quit Claim Deed dated October 31, 2024, and subsequent public notice and filings.

Claim 2 (Home)

51. On August 15, 1837, original ownership interest in certain real property was sold by the United States of America to John Haydock, through a Federal Land Patent issued by the Bureau of Land Management (Virginia). *See*, National Archives, Patent No. 23937.

52. Said patent provides,

That the United States of America [] HAVE GIVEN AND GRANTED, and by these presents DO GIVE AND GRANT [to the patentee] and to his heirs, the said tract above described: TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature thereunto belonging, unto the said [patentee] and to his heirs and assigns forever.

53. On December 31, 2005, Mr. and Mrs. Dalton became the successors of John Haydock, the original patentee, by way of a Warranty Deed for the property commonly known as 3468 Catholic Church Road, Stockbridge, Michigan (House), "for the consideration of One and 00/100 Dollar (\$1.00)." As such, Mr. and Mrs. Dalton "own, through chain of title, what was granted to the patentee[] in the first place." *See, Klais v. Danowski, supra; Hooper v. Scheimer, supra.* Said Warranty Deed was recorded with the Ingham County Register of Deeds on February 8, 2006.

54. On March 19, 2021, Mr. & Mrs. Dalton gave a mortgage (equitable title) for the House, to ChoiceOne Bank's alleged predecessor.

55. On or about July 11, 2024, Mr. and Mrs. Dalton obtained a certified copy of the original land patent, No. 23937, from BLM.

56. On October 31, 2024, Mr. Dalton stepped into the shoes of the original patentee by way of a Quit Claim Deed, as successor to the House, and “own[s], through chain of title, what was granted to the patentee[] in the first place.” *See, Klais v. Danowski, supra; Hooper v. Scheimer, supra.* Said Quit Claim Deed was recorded with the Ingham County Register of Deeds on November 1, 2024.

57. On or about November 12, 2024, Mr. Dalton received delivery of a certified copy of his Quit Claim Deed from the Ingham County Register of Deeds.

58. In an abundance of caution, Mr. Dalton took additional steps to secure the same “rights, privileges, immunities, and appurtenances of whatsoever” as successors to the original patentee.

59. On November 14, 2024, Mr. Dalton accepted the deed in the presence of a notary public and two witnesses, and filed his Notice of Acknowledgement, Delivery and Acceptance of Deed with the Ingham County Register of Deeds on November 15, 2024.

60. On November 18, 2024, Mr. Dalton’s Notice of Acknowledgement, Delivery and Acceptance of Deed was recorded with the Ingham County Register of Deeds.

61. On November 18, 2024, Mr. Dalton signed a Declaration of Grantee’s/Assignee’s Notice and Claim of “Forever” Benefit of Original Land Grant/Patent in the presence of a notary public. The Declaration was recorded with the Ingham County Register of Deeds on December 26, 2024.

62. On November 18, 2024, Mr. Dalton gave public notice of his Notice of Acknowledgement, Delivery and Acceptance of Deed, and their Claim of Forever Benefits of

their land patent, by posting same at the U.S. Post Office located at 117 North Clinton Street, Stockbridge, MI 49285, as well as at the House itself, in the presence of two witnesses.

63. On November 20, 2024, Mr. Dalton gave public notice of his Notice of Acknowledgement, Delivery and Acceptance of Deed, and their Claim of Forever Benefits of their land patent, by posting same on the public bulletin board at the local library, Capital Area District Library – Stockbridge Branch, 200 Wood Street, Stockbridge, MI 49285, in the presence of two witnesses.

64. On October 24, 2025, ChoiceOne Bank claimed equitable title to Mr. Dalton’s House pursuant to MCL 600.3201, *et seq.* (non-judicial foreclosure) and a Sheriff’s Deed (equitable title), thereby clouding title to Mr. Dalton’s federal land patent.

65. On or about October 27, 2025, ChoiceOne Bank filed a Complaint to Recover Possession of Mr. Dalton’s House in the 55th District Court, Ingham County, State of Michigan, pursuant to MCL 600.5701, *et seq.* (summary proceedings to recover possession of premises).

66. On January 8, 2026, a conference was held for ChoiceOne Bank’s complaint seeking the eviction of Mr. Dalton “and All Other Occupants” from the House. Mr. Dalton appeared and tried to explain that he was the current successor of a federal land patent for the House. His statements were ignored and a hearing was scheduled for February 5, 2026, pursuant to MCL 600.5701, *et seq.*, in equity.

67. The hearing scheduled for February 5, 2026, is based on the Warranty Deed dated December 31, 2005 and mortgage dated March 19, 2021.

68. This claim and the relief sought by Plaintiffs is based on the Quit Claim Deed dated October 31, 2024, and subsequent public notice and filings.

RELIEF

Ejectment

69. Plaintiffs seek an order ejecting ChoiceOne Bank from Plaintiffs' real property (School / Community Center), commonly known as 305 W. Elizabeth Street, Stockbridge, Michigan, and expressly granting Mr. and Mrs. Dalton exclusive legal and physical possession of same.

Order Quieting Legal Titles

70. Plaintiffs seek an order holding that Mr. and Mrs. Dalton own superior legal title to 305 W. Elizabeth Street, Stockbridge, Michigan (School / Community Center).

71. Mr. Dalton seeks an order holding that he owns superior legal title to 3468 Catholic Church Road, Stockbridge, Michigan (House).

72. Plaintiffs seek an order directing the Ingham County Register of Deeds to cancel, recall and vacate the Sheriff's Deed and all documents related thereto, filed on behalf of ChoiceOne Bank for 305 W. Elizabeth Street, Stockbridge, Michigan.

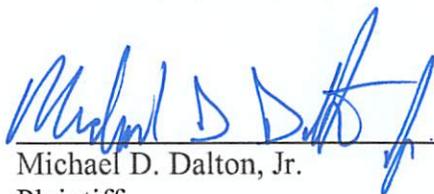
73. Mr. Dalton seeks an order directing the Ingham County Register of Deeds to cancel, recall and vacate the Sheriff's Deed and all documents related thereto, filed on behalf of ChoiceOne Bank for 3468 Catholic Church Road, Stockbridge, Michigan.

CERTIFICATION AND CLOSING

Under Federal Rule of Civil Procedure 11, by signing below, we certify to the best of our knowledge, information, and belief that this complaint: (1) is not being presented for an improper purpose, such as to harass, cause unnecessary delay, or needlessly increase the cost of litigation; (2) is supported by existing law or by a nonfrivolous argument for extending, modifying, or reversing existing law; (3) the factual contentions have evidentiary support or, if specifically so identified, will likely have evidentiary support after a reasonable opportunity for further investigation or discovery; and (4) the complaint otherwise complies with the requirements of Rule 11.

We agree to provide the Clerk's Office with any changes to our address where case-related papers may be served. We understand that our failure to keep a current address on file with the Clerk's Office may result in the dismissal of our case.

Dated: Stockbridge, Michigan
January 27, 2026



Michael D. Dalton, Jr.
Plaintiff



Leah M. Dalton
Plaintiff



Michael A. Deem
Plaintiff