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STATE OF MICHIGAN
IN THE CIRCUIT COURT OF THE COUNTY OF OAKLAND

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

Plaintiff,

v.

PATRICIA BALLAGH, et al,

Defendant.

consolidated with:

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

v.

John Doe(s)

Case No: 2024-208060-CH
Hon. Jeffery S. Matis

Case No: 2024-211318-CH
Hon. Jeffery S. Matis

JUDGMENT

Michael C. Gibbons (P51304)
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OK LB

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JUDGMENT

At a session of court held in the courthouse in Pontiac,
Oakland County, Michigan, on 3/24/2025
Present: Honorable Jeffery S. Matis
Oakland County Circuit Court Judge

This matter having come before the Court on Plaintiff's motion for summary disposition ("Motion") in Case No. 2024-208060-CH of this consolidated action seeking judgment in its favor as to its *First Amended Complaint to Quiet Title and to Establish Title to Real Property* ("Complaint") brought pursuant to MCL 600.2932 and MCR 3.411;

The property at issue being that certain "park property" located in the Village of Lake Orion, Oakland County, Michigan, identified in the Complaint and legally described in the attached **Exhibit A**, with a property tax item No. 09-02-433-001 ("Property"); and

The Court having granted Plaintiff's Motion by its *Opinion and Order Granting Plaintiff's Motion for Summary Disposition* dated March 14, 2025.

NOW, WHEREFORE,

IT IS HEREBY ORDERED AND ADJUDGED that judgement is rendered in Case No. 2024-208060-CH in favor of Plaintiff Village of Lake Orion and title to the Property is quieted in favor of Plaintiff Village of Lake Orion, now the fee simple absolute owner of the Property, free and clear of any and all recorded or unrecorded, legal or equitable, interests of Defendants, and their respective assigns and transferees, if any.

IT IS FURTHER ORDERED that Defendants will have no further rights, title, or interest of any kind in the Property, except that all rights of Defendant Michigan Bell Telephone Company ("AT&T") regarding its existing overhead lines and poles at the Property are hereby preserved, and nothing in this Judgment shall be construed as divesting or impairing any such rights held by AT&T.

IT IS SO ORDERED.

THIS JUDGMENT RESOLVES ALL PENDING CLAIMS AND CLOSES CASE NO:
2024-208060-CH.

Date: 3/24/2025


/s/ Jeffery S. Matis
March 24, 2025
CIRCUIT COURT JUDGE

BB

Prepared by:
Beier Howlett, P.C.

/s/ Michael C. Gibbons
Michael C. Gibbons (P51304)
Attorney for Plaintiff
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mgibbons@bhlaw.us.com



EXHIBIT A

"PARK" LOT BEING A PART OF "SUPERVISOR'S PLAT NO. 8" A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 2, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 14 OF PLATS, ON PAGE 58, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "PARK"; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SUPERVISOR'S PLAT NO. 8", 222.71 FEET (RECORDED AS 224.00 FEET) TO THE SOUTHWEST CORNER OF SAID "PARK"; THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LAPEER STREET (49 FEET WIDE), 98.12 FEET (RECORDED AS DUE NORTH 98.62 FEET) TO THE NORTHWEST CORNER OF SAID "PARK" ALSO BEING THE INTERSECTION OF THE EAST LINE OF SAID LAPEER STREET AND THE SOUTHERLY LINE OF ELIZABETH STREET (60 FEET WIDE); THENCE SOUTH 66 DEGREES 20 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY LINE OF ELIZABETH STREET, 243.21 FEET (RECORDED AS SOUTH 66 DEGREES 20 MINUTES EAST, 244.50 FEET) TO THE POINT OF BEGINNING.

STATE OF MICHIGAN } ss.
COUNTY OF OAKLAND }

I LISA BROWN, County Clerk for the County of Oakland, Clerk of the Circuit Court thereof, the same being a Court of Record and having a Seal, hereby certify that the attached is a true copy.

In Testimony whereof, I have hereunto set my hand and placed the Seal of said Court this MAR 26 2025

LISA BROWN - Clerk / Register of Deeds

Deputy Clerk

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STATE OF MICHIGAN
IN THE CIRCUIT COURT OF THE COUNTY OF OAKLAND

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

Plaintiff,

v.

JOHN DOE(S)

Defendant.

Case No: 2024-211318-CH
Hon. Jeffery S. Matis

consolidated with:

Case No: 2024-208060-CH
Hon. Jeffery S. Matis

VILLAGE OF LAKE ORION,
A Michigan municipal Corporation,

v.

PATRICIA BALLAGH, *et al*,

JUDGMENT AS TO JOHN
DOE(S) DEFENDANT

Michael C. Gibbons (P51304)
Matthew T. Haupt (P86782)
Beier Howlett, P.C.
Attorney for Plaintiff
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mhaupt@bhlaw.us.com

FINAL JUDGMENT QUIETING TITLE

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At a session of court held in the courthouse in Pontiac,
Oakland County, Michigan, on 10/7/2025
Present: Honorable Jeffery S. Matis
Oakland County Circuit Court Judge

This matter having come before the Court on Plaintiff Village of Lake Orion's Motion for Summary Disposition and for Entry of Final Judgment in this quiet title action; the Court having reviewed the pleadings, affidavits, and other evidentiary materials, as well as the full court file; the Court having issued its Opinion and Order dated October 6, 2025 granting Plaintiff's motion pursuant to MCR 2.116(C)(10) and cancelling the October 15, 2025 hearing; and the Court being otherwise fully advised in the premises;

AND THE COURT FINDING that Plaintiff has adversely possessed the subject property for more than 15 years under MCL 600.5801(4), that there are no owners of record in the chain of title, and that no response or opposing evidentiary material was filed by the John Doe defendants;

AND THE COURT NOTING that it previously entered a Final Judgment Quieting Title in favor of the Village in Case No. 2024-208060-CH on March 24, 2025, with respect to the same real property;

NOW, THEREFORE, IT IS HEREBY ORDERED AND ADJUDGED that Judgment is entered in Case No. 2024-211318-CH in favor of Plaintiff Village of Lake Orion.

Title to the real property legally described in the attached Exhibit A is quieted in fee simple absolute in favor of Plaintiff Village of Lake Orion, free and clear of any and all legal or equitable, recorded or unrecorded, interests, claims, rights, liens, or estates of the John Doe defendants, and of all persons or entities claiming by, through, or under them.

The John Doe defendants, and all persons or entities claiming under them, are forever barred and estopped from asserting any right, title, or interest in the property adverse to Plaintiff.

This Judgment is entered subject to any valid, existing utility easements of record, including, but not limited to, the rights of Michigan Bell Telephone Company d/b/a AT&T regarding its existing overhead lines and poles located on the Property. Nothing in this Judgment shall be construed to impair or divest those existing utility rights.

This Judgment resolves all remaining claims in Case No. 2024-211318-CH, and that case is hereby CLOSED.

Date: 10/7/2025

 /s/ Jeffery S. Matis
October 7, 2025
Honorable Jeffery S. Matis
Circuit Court Judge BB

Prepared by:
Beier Howlett, P.C.

/s/ Michael C. Gibbons
Michael C. Gibbons (P51304)
Attorney for Plaintiff
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EXHIBIT A

"PARK" LOT BEING A PART OF "SUPERVISOR'S PLAT NO. 8" A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 2, TOWN 4 NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 14 OF PLATS, ON PAGE 58, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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09-02-433-001



STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss.

I LISA BROWN, County Clerk for the County of Oakland, Clerk of the Circuit Court thereof, the same being a Court of Record and having a Seal, hereby certify that the attached is a true copy.

In Testimony whereof, I have hereunto set my hand and placed the Seal of said Court this OCT 09 2025

LISA BROWN - Clerk / Register of Deeds

Deputy Clerk