

OK Certification
JJA
8-28-06

STATE OF MICHIGAN
IN THE WAYNE COUNTY CIRCUIT COURT

2006 AUG 30 PM 4: 33
BERNARD J. YOUNGBLOOD
REGISTER OF DEEDS
WAYNE COUNTY, MI

PROGRESSIVE MORTGAGE, INC,
a Virginia corporation

Plaintiff,

v

06-605830-CK
Hon. Isidore B. Torres

LANDSBERG HOLDINGS, LLC, LANDSBERG
LOFTS NORTH CONDOMINIUM LIMITED
PARTNERSHIP, LOFTWORKS, LLC,
LOFTWERKS, INC, DENNIS AMMERMAN,
CHERYL AMMERMAN, TD APPRAISAL, LLC,
TONY DIREEZE, LAND TITLE COMPANY OF
LIVINGSTON COUNTY, LLC, NATIONAL
CITY COMMUNITY DEVELOPMENT CORP,
AND FAIRLANE HEATING & COOLING
CORP., Jointly and severally,

**ORDER GRANTING
DEFAULT JUDGMENT**

Defendants.

And

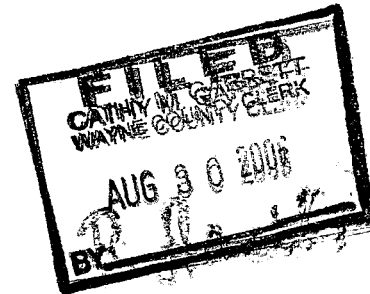
CHERYL DILTS f/k/a CHERYL AMMERMAN,

Cross Plaintiff,

VS

DENNIS AMMERMAN,

Cross Defendant.



\$18.00 DEED

\$6.00 REMONUMENTATION
Receipt #150058

RECORDED
BERNARD J. YOUNGBLOOD, REGISTER OF DEED
WAYNE COUNTY, MI

\$1.00 COPY 660

RETURN TO:

ABRAMSON LAW OFFICES PLLC
By: JAY A. ABRAMSON (P37216)
Attorney for Plaintiff
4700 Lockhart
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248.706.1700, 1281

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STATE OF MICHIGAN
IN THE WAYNE COUNTY CIRCUIT COURT

2006 AUG 30 PM 4: 28
BERNARD J. YOUNG B1000
REGISTER OF DEEDS
WAYNE COUNTY, MI

PROGRESSIVE MORTGAGE, INC,
a Virginia corporation

Plaintiff,

v

06-605830-CK
Hon. Isidore B. Torres

LANDSBERG HOLDINGS, LLC, LANDSBERG
LOFTS NORTH CONDOMINIUM LIMITED
PARTNERSHIP, LOFTWORKS, LLC,
LOFTWERKS, INC, DENNIS AMMERMAN,
CHERYL AMMERMAN, TD APPRAISAL, LLC,
TONY DIREEZE, LAND TITLE COMPANY OF
LIVINGSTON COUNTY, LLC, NATIONAL
CITY COMMUNITY DEVELOPMENT CORP,
AND FAIRLANE HEATING & COOLING
CORP., Jointly and severally,

**ORDER GRANTING
DEFAULT JUDGMENT**

Defendants.

And

CHERYL DILTS f/k/a CHERYL AMMERMAN,

Cross Plaintiff,

vs

DENNIS AMMERMAN,

Cross Defendant.

ABRAMSON LAW OFFICES PLLC
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hartsook.ismi.net

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Attorneys for Land Title Company Only
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Southfield, MI 48037-0222
248-746-0700, 2760
stompkins@swappc.com

ORDER GRANTING DEFAULT JUDGMENT

At a session of said Court held in the
County Circuit Court, County of Wayne,
State of Michigan
on **AUG 30 2006**

PRESENT: HON. **ISIDORE B. TORRES**
Circuit Court Judge

This matter was brought before the Court upon Plaintiff Progressive Mortgage's Motion for Entry of Default Judgment pursuant to MRC 2.603(B) and , whereby the Court made findings of fact and rulings, NOW THEREFORE:

IT IS ORDERED AND ADJUDGED that a Default Judgment against the Defendants Dennis Ammerman, Landsberg Holdings LLC, Loftwerks LLC, Loftwerks Inc., Landsberg Lofts North and Fairlane Heating and Cooling is hereby granted in favor of Plaintiff Progressive Mortgage Inc.

IT IS FURTHER ORDERED THAT the amount due to Plaintiff Progressive, including principal, interest, costs, attorney fees and other sums is ~~\$1,477,711.90~~ ^{1,484,113.90} and that Defendants Landsberg Holdings, LLC, Loftworks LLC, Loftwerks Inc. Landsberg Lofts North and Dennis Ammerman are ordered to pay said amount to Plaintiff Progressive Mortgage Inc.

IT IS FURTHER ORDERED THAT the lien of Defendant Fairlane Heating and Cooling on the property in the amount of \$28,358.63 is hereby discharged.

The Condominiums and Property legally described as:

Unit No. 1 through 8, LANDSBERG LOFTS NORTH Condominium according to the Master Deed recorded in Liber 40473, Page 164, as amended, and designated as Wayne County Condominium Subdivision Plan no. 773, together with rights in the general common elements and the limited common elements as shown on the Master deed and as described in Act 59 of the Public acts of 1978, as amended.

Lots 54 to 56 including adjoining 1/2 vacated alley at rear thereof, FRISBIE AND FOXEN'S SUBDIVISION, as recorded in Liber 6 of Plats, page 78, Wayne County Records. See additional Legal Description attached as Exhibit A.

Parcel identification No. 01001920, 01001920.001, 01001920.002, 01001920.003, 01001920.004, 01001920.005, 01001920.006, 01001920.007, 01001920.008

Commonly known as: 443, 445, 447, 449, 451, 453, 457-007, 459-008 East Milwaukee, Detroit, MI

Commonly known as: 447 East Milwaukee, Detroit, MI

IT IS FURTHER ORDERED THAT the Plaintiff Progressive shall have immediate possession of the premises.

ISIDORE B. TORRES

Circuit Court Judge

CIRCUIT JUDGE OF THE
THIRD JUDICIAL CIRCUIT OF MICHIGAN

A TRUE COPY
CATHY M. GARRETT
WAYNE COUNTY CLERK

BY  DEPUTY CLERK

Parcel ID: 61-10-028-200-0010-00

Owner name:

Apple K LLC

One Town Square, Ste. 1600

Southfield, MI 48076

STATE OF MICHIGAN
IN THE WAYNE COUNTY CIRCUIT COURT

*ok for certification
8-20-06*

PROGRESSIVE MORTGAGE, INC,
a Virginia corporation

Plaintiff,

v

2006 AUG 30 PM 4: 33
BERNARD J. YOUNGBLOOD
REGISTER OF DEEDS
WAYNE COUNTY MI
06-605830-CMB
Hon. Isidore B. Garret

LANDSBERG HOLDINGS, LLC, LANDSBERG
LOFTS NORTH CONDOMINIUM LIMITED
PARTNERSHIP, LOFTWORKS, LLC,
LOFTWERKS, INC, DENNIS AMMERMAN,
CHERYL AMMERMAN, TD APPRAISAL, LLC,
TONY DIREEZE, LAND TITLE COMPANY OF
LIVINGSTON COUNTY, LLC, NATIONAL
CITY COMMUNITY DEVELOPMENT CORP,
AND FAIRLANE HEATING & COOLING
CORP., Jointly and severally,

JUDGMENT FOR FORECLOSURE

Defendants.

And

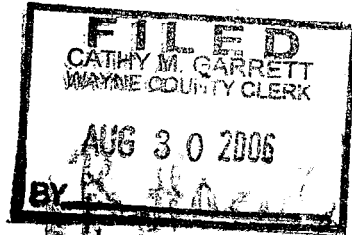
CHERYL DILTS f/k/a CHERYL AMMERMAN,

Cross Plaintiff,

vs

DENNIS AMMERMAN,

Cross Defendant.



\$21.00 DEED

\$6.00 REINUMENTATION
Receipt #150055

RECORDED
BERNARD J. YOUNGBLOOD, REGISTER OF DEED
WAYNE COUNTY, MI

\$1.00 COPY 660

RETURN TO:

ABRAMSON LAW OFFICES PLLC
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STATE OF MICHIGAN
IN THE WAYNE COUNTY CIRCUIT COURT

BERNARD J. YOUNGBLOOD
REGISTERED CLERK
WAYNE COUNTY, MICHIGAN
2009 AUG 30 PM 4:28

PROGRESSIVE MORTGAGE, INC,
a Virginia corporation

Plaintiff,

v

06-605830-CK
Hon. Isidore B. Torres

LANDSBERG HOLDINGS, LLC, LANDSBERG
LOFTS NORTH CONDOMINIUM LIMITED
PARTNERSHIP, LOFTWORKS, LLC,
LOFTWERKS, INC, DENNIS AMMERMAN,
CHERYL AMMERMAN, TD APPRAISAL, LLC,
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LIVINGSTON COUNTY, LLC, NATIONAL
CITY COMMUNITY DEVELOPMENT CORP,
AND FAIRLANE HEATING & COOLING
CORP., Jointly and severally,

JUDGMENT FOR FORECLOSURE

Defendants.

And

CHERYL DILTS f/k/a CHERYL AMMERMAN,

Cross Plaintiff,

vs

DENNIS AMMERMAN,

Cross Defendant.

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stompkins@swappc.com

JUDGMENT OF FORECLOSURE

At a session of said Court held in the
County Circuit Court, County of Wayne,
State of Michigan
on **AUG 30 2006**

PRESENT: HON. **ISIDORE B. TORRES**
Circuit Court Judge

This matter was brought before the Court upon Plaintiff Progressive Mortgage's Motion for Judicial Foreclosure pursuant to MRC 3.410 and MCL 554.231 et seq., whereby the Court made findings of fact and rulings, NOW THEREFORE:

IT IS ORDERED AND ADJUDGED that Judgment of Foreclosure pursuant to MCR 3.410 is hereby granted in favor of Plaintiff Progressive Mortgage Inc. against the Defendants Landsberg Holdings, LLC, Loftworks LLC, Loftwerks Inc. Landsberg Lofts North, Dennis Ammerman and Cheryl Ammerman aka Cheryl Dilts.

IT IS FURTHER ORDERED THAT the amount due to Plaintiff Progressive, including principal, interest, costs, attorney fees and other sums is

81,484,113.50
~~\$1,477,711.90~~ and that Defendants Landsberg Holdings, LLC, Loftworks LLC, Loftwerks Inc. Landsberg Lofts North, Dennis Ammerman and Cheryl Ammerman aka Cheryl Dilts are ordered to pay said amount to Plaintiff

Progressive Mortgage Inc, *plus all unpaid real estate taxes and taxes paid by the Plaintiff. Payment is due*

IT IS FURTHER ORDERED THAT the lien of the Mortgage of Plaintiff *on the date of this order* Progressive is adjudged to constitute a first lien on the Property that is superior in right to all other liens or interests in the Condominiums and Property legally

described as:

Unit No. 1 through 8, LANDSBERG LOFTS NORTH Condominium according to the Master Deed recorded in Liber 40473, Page 164, as amended, and designated as Wayne County Condominium Subdivision Plan no. 773, together with rights in the general common elements and the limited common elements as shown on the Master deed and as described in Act 59 of the Public acts of 1978, as amended.

Lots 54 to 56 including adjoining 1/2 vacated alley at rear thereof, FRISBIE AND FOXEN'S SUBDIVISION, as recorded in Liber 6 of Plats, page 78, Wayne County Records. See additional Legal Description attached as Exhibit A.

Parcel identification No. 01001920, 01001920.001, 01001920.002, 01001920.003, 01001920.004, 01001920.005, 01001920.006, 01001920.007, 01001920.008
Commonly known as: 443, 445, 447, 449, 451, 453, 457-007, 459-008 East Milwaukee, Detroit, MI

Commonly known as: 447 East Milwaukee, Detroit, MI


IT IS FURTHER ORDERED THAT Defendants Landsberg Holdings LLC and Dennis and Cheryl Ammerman aka Cheryl Dilts are in default of payment of the loans and the amount found due and owing to Plaintiff and that the property,

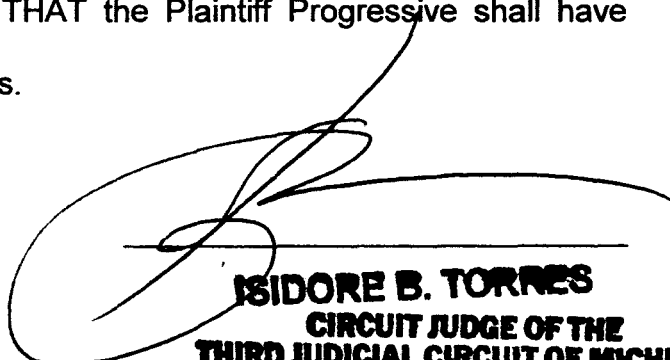
together with any improvements thereon shall be sold as a single parcel ~~under~~ the direction of this Court by the Plaintiff Progressive Mortgage and/or Plaintiff's agents, ~~and that~~ all proceeds from the sale be applied, after payment of the expenses of the sale and costs of the present lawsuit, for payment of the amount due and owing to Plaintiff Progressive.

IT IS FURTHER ORDERED THAT if the net proceeds of sale are not sufficient to pay and satisfy the entire amount due and owing to the Plaintiff Progressive, the Defendants are ordered to pay the amount of any such deficiency and the Plaintiff is granted a judgment against the Defendants, jointly and severally, for the collection of the judgment.

IT IS FURTHER ORDERED THAT in the event that the property is not redeemed within six months from the date of the sale, the Defendants and all others are hereby barred and foreclosed from any and all rights, title, or equity of redemption whatsoever in and to the Property and every part thereof that have been sold under the terms of this order.

IT IS FURTHER ORDERED THAT the Plaintiff Progressive shall have immediate possession of the premises.

A TRUE COPY
CATHY M. GARRETT
WAYNE COUNTY CLERK
BY  DEPUTY CLERK


ISIDORE B. TORRES
CIRCUIT JUDGE OF THE
THIRD JUDICIAL CIRCUIT OF MICHIGAN

after 42 days
notice by
publication in
the Detroit
Legal News,
which shall commence
after expiration
of the time
set by this
judgment
or payment of
the amount
owed.