## UNITED STATES DISTRICT COURT EASTERN DISTRICT OF MICHIGAN SOUTHERN DIVISION

STEVEN WILLIAMS and TANYA WILLIAMS,

Plaintiffs,

v.	Case No. 09-12106
	Honorable Patrick J. Duggan
JP MORGAN MORTGAGE	
ACQUISITION CORP.,	
Defendant.	
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## **JUDGMENT**

This action arises from the foreclosure of real property in Addison Township,
Michigan, owned by Plaintiffs Steven Williams and Tanya Williams (collectively
"Plaintiffs"). In a Complaint filed on May 21, 2009, in the Circuit Court for Oakland
County, Michigan, Plaintiffs allege that Defendant JP Morgan Acquisition Corporation
("Defendant") promised that it would modify Plaintiffs loan on the property and delay a
Sheriff's Sale during the loan modification process. Plaintiffs allege the following
"claims" against Defendant based on these alleged promises: (I) Quiet Title; (II) Unjust
Enrichment; (III) Breach of Implied Agreement/Specific Performance; (IV) Constructive
Trust; and (V) Injunction. Defendant removed the Complaint to this Court pursuant to 28
U.S.C. §§ 1332(a) and 1441 on June 1, 2009, and on January 15, 2010, filed a motion for
summary judgment. In an Opinion and Order entered on this date, the Court held that
Defendant is entitled to summary judgment with respect to Plaintiffs' claims.

## Accordingly,

## IT IS ORDERED, ADJUDGED, AND DECREED, that Judgment is entered in favor of Defendant and against Plaintiffs and Plaintiffs' Complaint is **DISMISSED**WITH PREJUDICE.

DATE: March 19, 2010

<u>s/PATRICK J. DUGGAN</u> UNITED STATES DISTRICT JUDGE

Copies to: Darwyn P. Fair, Esq. Joseph H. Hickey, Esq. Brandon M. Blazo, Esq.