

STATE OF MICHIGAN
CIRCUIT COURT FOR THE 30TH JUDICIAL CIRCUIT
INGHAM COUNTY

PEOPLE OF THE STATE OF MICHIGAN,

Plaintiff,

No. 26- 4030 -CP

v

HON. JUDGE ROSEMARIE E. AQUILINA

KWANZEL REVON HOWERTON and
CHOSEN KINGDOM BUILDERS, INC,

Defendants.

Brien Winfield Heckman (P76006)
Attorney for Plaintiff
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RECEIVED

AUG 11 2026

30TH CIRCUIT COURT

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

COMPLAINT

Plaintiff, the People of the State of Michigan, by and through Assistant
Attorney General Brien Winfield Heckman, hereby brings this Complaint to abate a
nuisance and other relief:

INTRODUCTION

PARTIES, JURISDICTION AND VENUE

1. The Plaintiff is the People of the State of Michigan, represented by Attorney General Dana Nessel, 525 West Ottawa Street, Lansing, MI 48933. The Attorney General is the chief law enforcement officer of the state, represents the People's interest in the administration and disposition of charitable assets, protects consumers from unfair, deceptive, or unconscionable trade practices, enforces the states corporate laws, protects the public health and welfare, and is authorized to bring actions on behalf of the People of the State of Michigan. See MCL 450.4101 et seq., MCL 14.28, MCL 400.271 et seq., MCL 14.251 et seq., MCL 600.3605, MCR 3.306, and *Attorney Gen v PowerPick Club*, 287 Mich App 13, 44; 783 NW2d 515 (2010).
2. The Defendant, Kwanzel Revon Howerton, is a resident of Oakland County, Michigan.
3. The Defendant, Chosen Kingdom Builders, Inc (CKB), is a domestic nonprofit corporation with a registered agent address of 1585 Crescent Lake Rd. Waterford, MI 48304.
4. This Court has subject matter jurisdiction over this Complaint in part because the complaint is seeking equitable and Quo Warranto relief.
5. Ingham County is an appropriate venue for this action because it is the county in which the seat of state government is located, and the action is commenced by the Attorney General in the name and for the benefit of the

People of the State of Michigan. MCL 600.1631. The venue for claims joined in one complaint is proper in a county in which any of the claims could have been brought. MCL 600.1641 (except when seeking damages for personal injury).

6. The Business Court has jurisdiction over this matter pursuant to MCL 600.8031 as the claims in part relate to the governance of a nonprofit corporation.

BACKGROUND

7. Plaintiff incorporates the above paragraphs by reference.
8. Defendant CKB is a tax-exempt organization under 26 USC 501(c)(3).
9. Defendant CKB is a directorship nonprofit that was incorporated on or about December 22, 2011.
10. Defendant CKB claimed to have the following officers and directors on its 2025 annual statement filed with the Michigan Department of Licensing and Regulatory Affairs (LARA):
 - a. Kwanzel Howerton, President
 - b. Elfretta Bass, Secretary
 - c. Eugene Davis, Treasurer
 - d. Cynthia Johnson, Director
 - e. Mary Evans, Director
 - f. Dejuan Eppenger, Director

11. All officers and directors appear to have provided the corporate address as their address with LARA, 1585 Crescent Lake Rd. Waterford, MI 48304.
12. Defendant Howerton is the registered agent of Defendant CKB.
13. Upon information and belief, Defendant Howerton is and has been for the relevant periods herein the primary agent of Defendant CKB and largely in control of the organization.
14. Defendant CKB has never amended its Articles of Incorporation which provide in relevant part the following purposes:

Chosen Kingdom Builders, Inc. is organized as nonstock, directorship, domestic non-profit organization. Chosen Kingdom Builders, Inc. is an outreach organization. Chosen Kingdom Builders, Inc. will provide workshops and seminars to youth in the community to offer positive alternatives to violence and drugs. We will teach the youth life skills as well as provide positive mentoring relationships.

...

The purpose of this organization is to foster and promote awareness and interest in the need for a more wholesome community to the end that the organization may improve the same. To organize and sponsor educational, economic and cultural opportunities/activities, to furnish information on available resources, to assist maintaining, renovating and beautifying the community.

FACTS

15. Plaintiff incorporates the above paragraphs by reference.
16. Defendant CKB operated a housing program in southeast Michigan.
17. Defendant CKB lured property owners and potential tenants into contracts with it, mainly leases, by false representations to them of the certainty of

funding or assistance for its housing program. It did so during an initial discussion with them to induce them into the contracts.

18. Defendant CKB knew the representations were false because it did not have sufficient funding to pay the leases, and as to later victims, it had affirmative proof that it could not pay or provide the assistance as it had previously failed to do so.
19. To the extent some assistance was theoretically available, Defendant CKB's assistance was speculative and conditioned on events to occur in the future, such as finding assistance from third parties--facts not made clear to the tenants or property owners.
20. Defendant CKB failed to correct misunderstandings based on its representations, and instead actively concealed them by representing assistance would be forthcoming.
21. Defendant CKB harmed property owners and tenants. Defendant CKB would incur a large debt with a property owner in the form of unpaid rent, and when that arrangement began to fall apart, it would seek residential properties from new property owners to continue its program. Defendant CKB appears to have done this to four or more property owners. Defendant CKB's conduct resulted in tenants being subject to evictions. To the extent that eviction actions were filed against these tenants, the tenants now must contend with the optics of having a summary proceeding (civil eviction proceeding) on their record in finding future housing.

22. Defendants have acted without a license as a real estate broker, associate broker, or salesperson in violation of MCL 339.2506.

23. MCL 339.2501 provides as follows:

(a) "Associate broker" or "associate real estate broker" means an individual who meets the requirements for licensure as a real estate broker under this article and who is licensed as an associate real estate broker under section 2505 to provide real estate brokerage services as an employee or independent contractor of a real estate broker.

...

(u) "Real estate broker" means an individual or business entity that, with intent to collect or receive a fee, compensation, or valuable consideration, ... leases or offers or rents or offers for rent real estate ... for others, as a whole or partial vocation."

(v) "Real estate salesperson" means an individual who for compensation or valuable consideration is employed either directly or indirectly by a licensed real estate broker ... to lease or offer to lease, or rent or offer for rent, real estate; who is employed by a real estate broker to engage in property management; or who sells or offers for sale, buys or offers to buy, leases or offers to lease, or negotiates the purchase or sale or exchange of a business, business opportunity, or the goodwill of an existing business for others, as a whole or partial vocation.

24. The Defendants failed to disclose they were operating illegally without a real estate license.

25. The Defendant CKB, with intent to collect or receive a fee, compensation, or valuable consideration, leased or offered or rented or offered for rent real estate for others.

26. Defendant Howerton would receive funds on behalf of Defendant CKB as part of Defendant CKB's operations.

27. Upon information and belief, Defendant CKB charged a fee, including but not necessarily limited to move in costs, relocation fees, and management fees.
28. Upon information and belief, Defendant CKB has failed to properly administer funds received associated with the leases, including but not limited to failing to return a security deposit, failing to pay rent to property owners, and failing to refund rent to tenants when not paid to property owners.
29. In the alternative or in addition, Defendant CKB negligently rented or attempted to rent homes for or to tenants without proper inspections.
30. The Defendants have repeatedly engaged or attempted to engage in the practice of an occupation regulated under the Occupational Code, mainly acting as a real estate broker or salesperson without a license, in violation of MCL 339.601 and MCL 750.92. The state's real estate broker-related laws are contained within Article 25 of the Occupational Code.
31. Defendant Howerton participated in various violations of law referenced herein.
32. A nonprofit corporation must have a board that oversees its management, directs its business, and adopts policies to further its mission. See MCL 450.2501(1); Restatement of the Law, Charitable Nonprofit Orgs. § 2.05 (2021). A nonprofit corporation's directors, and officers, have fiduciary duties, including but not limited to acting in good faith, with the care an ordinarily prudent person in a like position would exercise under similar

circumstances, and in a manner he or she reasonably believes is in the best interests of the corporation See MCL 450.2541, and Restatement of the Law, Charitable Nonprofit Orgs. § 2.02 (2021).

33. Upon information and belief, Defendant CKB does not appear to have assets or net revenue to cover its large debts or claims.
34. Upon information and belief, the board of Defendant CKB has failed to oversee the organization and address the conduct described herein.
35. Defendant Howerton has abused his trust, breached his fiduciary duties to the organization, and engaged in gross negligence and gross misconduct.
36. While Defendant CKB's scheme was noble in the sense that it purportedly tried to help people in need of housing, it was still illegal and furthered by misrepresentations. Beyond that, Defendant CKB ended up harming the very people in need of housing who were subjected to evictions when Defendant CKB didn't pay the property owners.

COUNT I NUISANCE

37. The Attorney General incorporates the above paragraphs by reference.
38. Defendant Howerton and Defendant CKB have acted in violation of multiple statutes designed to protect the public health and welfare.
39. Acting in violation of statutes designed to protect the public health and welfare constitute a public nuisance. See *Attorney Gen v PowerPick Club*, 287 Mich App 13, 44; 783 NW2d 515 (2010).

40. The Attorney General has broad authority to bring a civil action enjoining such nuisances. *Attorney Gen v PowerPick Club*, 287 Mich App 13, 44 (2010) (citing *Attorney General, ex rel Optometry Bd of Examiners v Peterson*, 381 Mich 445, 465-466 (1969)).

COUNT II QUO WARRANTO

41. The above paragraphs are incorporated by reference.
42. Defendant CKB has committed or omitted acts that amount to a surrender of its corporate rights, privileges, and franchises, or has exercised a franchise or privilege not conferred on it by law or violated provisions of law under which the corporation forfeits its charter by misuse. MCR 3.306; see also MCL 600.4501 *et seq.*, and *People ex rel O'Brien v Socy of Good Neighbors*, 327 Mich 620, 622 (1950)

COUNT III ACCOUNTING, SURCHARGE, AND REMOVAL DEFENDANT HOWERTON

43. The above paragraphs are incorporated by reference.
44. Pursuant to MCL 600.3605, the Circuit Court can compel persons to account for their conduct in the management and disposition of the corporate funds and corporate property committed to their charge, surcharge or order them to pay appropriately, suspend them for an abuse of trust, or remove them for gross misconduct.
45. In the alternative, the Department requests analogous relief under the court's equitable authority. See *Edison v Fleckenstein Pump Co*, 249 Mich

234 (1930) (dissolution is permissible); *Prine v Hatfield*, 5 Mich App 57 (1966) (accountings and damages against persons); *Nahikian v Mattingly*, 265 Mich 128, 135(1 933) (removal of directors in the case of fraud); *Madugula v Taub*, 496 Mich 685, 713 (2014) (citation omitted) (“[a] court of equity may adapt its relief to the exigencies of the case”).

46. Defendant Howerton was the primary agent of Defendant CKB, engaged in gross misconduct, abused his trust, defrauded individuals, failed to forward funds from tenants and other sources to property owners subjecting tenants to evictions, and illegally collected a fee for leasing properties in violation of the occupational code.

COUNT IV INJUNCTIVE RELIEF UNDER MICHIGAN CONSUMER PROTECTION ACT

47. The above paragraphs are incorporated by reference.
48. Defendants engaged in unlawful conduct under MCL 445.903, by luring tenants and property owners into leases by one or more of the following:
- a. By way of false representations of assistance;
 - b. By failing to state that assistance was based on conditions subsequent;
 - c. By causing the probability of confusion or misunderstanding as to the legal rights, obligations, or remedies of a party to a transaction;
 - d. By representing or implying that the subject of a consumer transaction will be provided promptly, or at a specified time, or within a reasonable

time, if the merchant knows or has reason to know it will not be so provided;

- e. By failing to reveal a material fact, the omission of which tends to mislead or deceive the consumer, and which fact could not reasonably be known by the consumer;
- f. By representing that a consumer will receive a benefit as an inducement for entering into a transaction, if the benefit is contingent on an event to occur subsequent to the consummation of the transaction;
- g. By their being gross discrepancies between the oral representations of the seller and the written agreement covering the same transaction or failure of the other party to the transaction to provide the promised benefits;
- h. By making a representation of fact or statement of fact material to the transaction such that a person reasonably believes the represented or suggested state of affairs to be other than it actually is;
- i. By failing to reveal facts that are material to the transaction in light of representations of fact made in a positive manner; and
- j. Other potential violations of MCL 445.903.

49. The Defendants violations of MCL 445.903 were persistent and knowing.

50. This Count is being advanced pursuant to MCL 445.905.

RELIEF REQUESTED

1. Based on the above allegations, the Attorney General respectfully requests that this Honorable Court issue orders for the following relief:
 - a. Order the Defendants be preliminarily and permanently enjoined from acting as a Real Estate Broker, Associate Broker, or Salesperson without a license (renting properties for others for a fee, etc.).
 - b. Order Defendant Howerton to account for his conduct in the management and disposition of the corporate funds and corporate property, surcharge him or order him to pay, and suspend or remove him.
 - c. Order the Defendant CKB be dissolved, ordered to account, and appoint a receiver.
 - d. Order a \$10,000.00 fine under MCL 600.4521.
 - e. Order Injunctive Relief and \$25,000.00 fines under MCL 445.905.
 - f. Order the Attorney General be awarded all attorney fees and costs.
 - g. Order any other relief that the court deems appropriate under MCL 600.3605, MCL 600.4531, MCL 445.905, or any other law.

Respectfully submitted,

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Dated: August 11, 2026