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Predatory Landlord. Fraudulent Law Firm. Complicit Courts.

“HIGHMARK RESIDENTIAL UNDER FEDERAL RICO INVESTIGATION. THEIR LAW FIRM RUNNING A COURTROOM FRAUD SCHEME. KENTUCKY JUDGES ARE HELPING THEM.”

Louisville, KY – May 26, 2025 —

A federal lawsuit filed in Washington, DC is exposing what it calls a **multi-layered eviction machine** — where a national landlord under federal investigation works with a local law firm to **target disabled tenants, fabricate evictions, and weaponize the courts**. The case, *Feldman v. Ivy*, directly names both **Highmark Residential** and **Rawn Law Firm, PLLC** — and documents the complicity of **multiple Kentucky judges** in enabling the scheme.

◆ Highmark Residential: National Scandal

- **Defendant in a federal RICO case** in Tennessee (*Goldman v. RealPage*, 3:2023-cv-00552), accused of rent-fixing and price manipulation.
 - **Target of an investigation in North Carolina** for illegally charging tenants during eviction proceedings.
 - **“F” rating from the Better Business Bureau**, with over 120 complaints from tenants describing slum conditions, fraudulent fees, and lockouts.
- “This isn’t one bad landlord,” said plaintiff Dr. Daniel J. Feldman. “It’s a million-dollar machine built to remove the vulnerable — and courts have helped them do it.”

◆ Rawn Law Firm: The Legal Engine of the Scheme

According to the lawsuit and affidavits filed with the U.S. District Court:

Rawn Law Firm operates a **four-part fraud scheme** in eviction court:

1. Block tenants from legally terminating leases
2. Refuse rent payments to create false “nonpayment”
3. File lawsuits with perjured claims and forged affidavits
4. Demand full-year lease payments tenants never agreed to

Rawn attorneys represented **almost half the landlords in eviction court** — while **not a single tenant had a lawyer**. Their cases were given **docket priority**, judges often skipped hearings, and filings from unrepresented parties were ignored.

“They don’t even need evidence,” Feldman said. “Just a stamp, a courtroom, and a judge who looks the other way.”

◆ **Judicial Complicity: Langford, Clay, and Stivers**

- **Judge Lisa Langford** cut Feldman off in hearings, refused to swear him in, and said “*I already know how the federal judge will rule.*”
- **Judge Katie Clay’s courtroom** refused to docket emergency ADA filings — while honoring unverified claims from Rawn Law.
- **Federal Judge Greg Stivers** ignored Feldman’s TRO for over 10 days and never acknowledged ADA accommodation requests.

“My mother filed papers using a walker, in the rain,” Feldman said. “They were never read. Rawn’s lies were fast-tracked.”

◆ **The Fourteenth Amendment — and How It’s Being Violated**

The Fourteenth Amendment promises **equal protection under the law** and **due process** — meaning the right to be heard, to respond, and to be treated fairly by the courts.

But in these cases:

- Tenants were denied notice
- Emergency filings were ignored
- Judges openly favored one side — the side with a lawyer

“This isn’t justice,” said Feldman. “This is what happens when the Fourteenth Amendment is treated like a suggestion instead of the law.”

◆ **Why It Matters**

The case argues this isn’t just civil — it’s **organized legal fraud under the color of law**, part of a **decade-long pattern** of targeting disabled and low-income tenants using courts as weapons.

“This is why no one trusts the justice system,” Feldman said. “Because in this courtroom, the deck wasn’t stacked — it was nailed down.”



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