

Messages

All

318 connection deals +

**3184145826**

5 May

Hi Jay, Thanks for choosing OGD Over...

Image

1

**6782944480**

5 May

Hello

**Terrence Boyd 217 Boulevard** 5 May
ptpI have not even been down centenary
since then I have no reason to return to th...**8445528800**

5 May

Hi, Jay Salter, the technician is en route
to your address. Track the technician h...

2

**Ms Murdock 217 BOULEVARD** 5 May
PTP

Alright

**Aunt DI Dec 15**

4 May

Good morning Jamel...I was at fellowship.
I'm doing well. I've been wondering a...Conversations

222

Contacts



<  Ms Murdock 217... ▾ ⋮

07:32 [View all](#) >

Jay Good bye 07:32

Get off my line And Ask Lacey son
how that happened.... 07:33

The hole has nothing to do with the
work ur doing today.....yes u can
come n fix the garage..... especially if
ur fixing it absolutely 07:35

Well it's a good thing we're in
communication, Ms Murdock.
However I need that consent by 830
or I will have to redirect resources as
we have a full maintenance schedule
for the next 3 weeks.

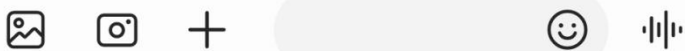
07:36 Ok Thank you, maam.

Didn't I just say yes

Thank you 07:36

07:37 Yes maam, there's just a slight delay.
You have a wonderful day.

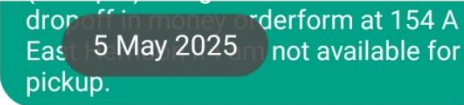
Alright 07:37



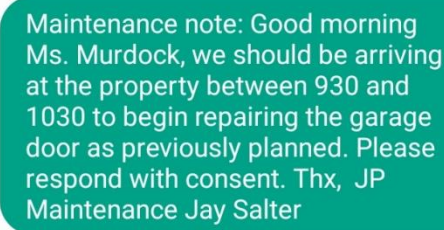
02:51



<  Ms Murdock 217... ▾ ⋮

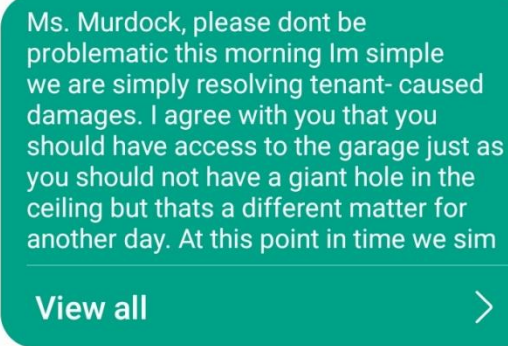
07:23  drop off in money order form at 154 A East 5 May 2025 not available for pickup.

Bye Jay 07:24

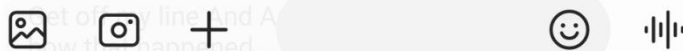
07:26  Maintenance note: Good morning Ms. Murdock, we should be arriving at the property between 930 and 1030 to begin repairing the garage door as previously planned. Please respond with consent. Thx, JP Maintenance Jay Salter

As long as your repairing it and not sealing it, not a problem.... 07:27

Cuz 1500, I shld def have access to park our car in the garage 07:28

07:32  Ms. Murdock, please dont be problematic this morning Im simple we are simply resolving tenant- caused damages. I agree with you that you should have access to the garage just as you should not have a giant hole in the ceiling but thats a different matter for another day. At this point in time we sim
[View all](#) >

Jay Good bye 07:32



02:51



<  Ms Murdock 217... ▾ ⋮

Send me my money please and
Thank you

10:47

Monday, 7 April

Good morning Ms Murdock a heat
and air guy will be there this morning
around 830am they will need access
with your permission and also the
tree guys will be before 11 getting
the reminder of limbs

08:04

08:05

Reminder

Ok cuz they threw it in the front of
the house and like need to come in

08:05

Wednesday, 9 April



recording000000.m4a

01:35

MMS
10:22

Monday, 5 May

Friendly reminder: Rent will be
enforced as late on the 5th of every
month at one minute a after noon
(1201pm) as agreed in lease. Please
dropoff in money orderform at 154 A
East Herndon if I am not available for
pickup.

07:23



Bye Jay

07:24



Maintenance note: Good morning



<  Ms Murdock 217... ▾ ⋮

4 Apr 2025

11:04

Good morning, miss Murdoch. We will be over at the house today to take down a threatening tree in the backyard

Oh really, well Thank you so much for that

11:05

11:05

Yes weather permitting

Ok gotcha

11:11

So when u thinking Abt coming

15:22

It's sent I need my receipt today

16:11

Saturday, 5 April

08:14

Good morning Ms Murdock

Send me my money please and Thank you

10:47

Monday, 7 April



<  Ms Murdock 217... ▾ ⋮

View all

3 Apr 2025



12:07

Clause 12 of the lease no alterations.

And I do not think I know I am Jay
Salter the Landlord at 217 Boulevard
st Shreveport LA 71104.

15:32

You will watch how you talk to me,
Ms. Murdock because I've never
disrespected you and I don't plan on
starting now but please do not curse
at me because I don't have the time
or the patience for that.

15:33

Paint, something u didn't do didn't care
to do look Jay leave me alone RN FRFR
I got a lot going on and I'm not even late
so why is u bothering me have a great
day n send me the maintenance request
for that's what u can do ...n you stay
being slick n talking to people like they
stupid or a child now

View all



15:35

Try to have a nice day Ms. Murdock
ok.

15:36

Yea u too

15:36

Friday, 4 April



Good
will be
take down a threatening tree in the



<  Ms Murdock 217... ▾ ⋮

3 Apr 2025

MMS 10:55

10:56

Good morning, hope all is well this Thursday. Ms Murdock please correct your payment for \$150. And note the address specified in the lease. Thx J

Honey I did not see that in the lease at all, and it will have to be when I get paid

11:01

I literally been giving u everything n doing everything

11:03

11:58

It's the 3rd of the month and your first full month.

11:59

This causes deep concern and doubt that yall can afford to pay if \$950 is a struggle.

First of all, that payment I made n had way B4 the 1st, second of all it's not your concern Abt how or when I pay it because as long as I pay by the 5th im straight....so don't concern yo self with me and my husband business.. I don't know who u think u be talking too trying to be smart but I'll let

View all



12:07



Claude



And I do not think I know I am Jay



< M Ms Murdock 217... ▾ ⋮

20:11 Hopefully no problem this time.

2 Apr 2025

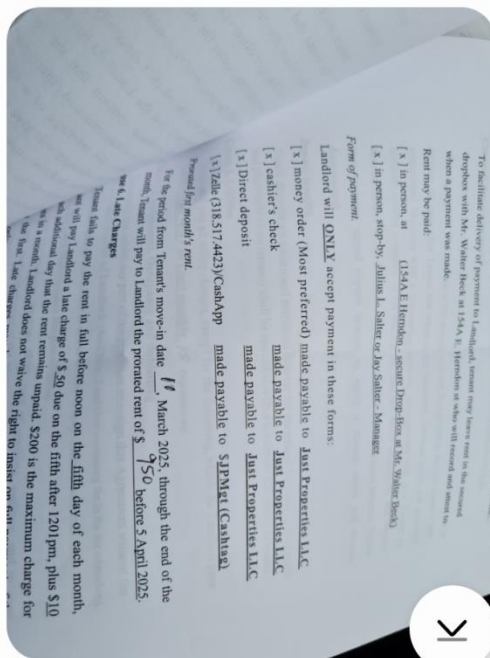
Thursday, 3 April

Honey I didn't kno I've been in the hospital with this lady for two days and her bday was yesterday she made 77 so it's been a lot for going on so I just dropped it off okay

N at her house with them now cuz she got discharged today

Just please go get it from that mailbox B n please cut me some slack I'm FR going thru a lot RN

07:53



MMS 10:55



Good



Thursday, 3 April 2025

<  Ms Murdock 217... ▾ ⋮



MMS 18:13

It's in that mailbox I didn't know
where to put it

18:23

Afternoon, you should knock on the
door and place it in the SECURE drop
box at Mr. Walter's

18:38

Look I don't know I already left I
didn't know which one it was A or B

18:38

But I put it in B as the pic above
shows

18:39

It's clear in the lease at least.
Hopefully no problem this time.

20:11

Thursday, 3 April



< **M** Ms Murdock 217... ▾ ⋮



02:52



<  Ms Murdock 217... ▾ ⋮

27 Mar 2025

It's fine

08:23

I'm here no one comes to the door..
no door bell

09:38

I might send it to yo cash app cuz
I don't wanna put gas in my car til I
start this job Monday

13:28

Friday, 28 March

Ms Murdock is someone home to
look at that light?

11:12

Yes

11:12

Saturday, 29 March

Thank you so much, I love wen Ricky
and the old man work they do a very
good job

09:44

Wednesday, 2 April

I been had the rent since the 31st
just been in the hospital wit my GMA

I'm Abt to drop it off in a min


17:46



<  Ms Murdock 217... ▾ ⋮

U got a drop box for  18:43

I'm omw to my GMA n granddaddy house and sit with them n play cards then I'm going to Walmart to get a money order 18:44

19:02  154 E herndon mr walter

Great 19:17


So Abt 948

Or what cuz sir this don't make no sense the stuff I have had to go through is absolutely ridiculous ATP 19:18

Thursday, 27 March

08:11  Good morning

GM 08:18

08:22  Fridge man running late but otw

It's fine 08:23

   I'm he
no de |  



<  Ms Murdock 217... ▾ ⋮

26 Mar 2025

Of course we did we not dumb Jay 12:48

17:13 Unfortunately Ms Murdock we were not able to get the appliance man to move on the fridgerator today but Tomorrow 830am you and the family need to expect the delivery.

17:16 He has a tight schedule also but I was able to get him to come early. Please have the problematic fridge empty at that time and I'll call early in the morning. Thank you, - Mr. Jay

Yes Sir and Thank you 17:18

♥️ to "Unfortunately Ms Murdock we were not able to get the appliance man to move on the fridgerator today but Tomorrow 830am you and the family need to expect the delivery."

♥️ to "He has a tight schedule also but I was able to get him to come early. Please have the problematic fridge empty at that time and I'll call early in the morning. Thank you, - Mr. Jay"

17:21

U got a drop box for the rent 18:43



<  Ms Murdock 217... ▾ ⋮

Wednesday, 26 March

26 Mar 2025

Did u see the maintenance request

And I'm giving u the rent for April today after I sit with my GMA this afternoon

09:27

Yes, its in processing. I will visit today. Will someone be home or best time is before 12noon?

10:30

It will have to be before 12 I have to watch my GMA I'm doing this nurse shit with her that's my second job

10:31

It's 12:14 sir

12:15

Not gonna happen on prescheduled job right now

12:41

So my food is going to steady spoil n get thrown out, Gotcha!!!

12:47

Have you tried turning the dial up on the fridge ms Murdock?

I was only coming to do basic troubleshooting before raising the ticket

12:47

Of course we did we not dumb Jay

12:48



Unfo... are
not able to get the appliance man to



<  Ms Murdock 217... ▾ ⋮

11:33

25 Mar 2025

Ok the fan in my son room needs to replace the AC ain't doing nothing n we literally cleaned it n it was so dirty I took before n after pics n it's barely blowing this is a major problem Fr

17:22

I was on my way but the complaints are piling up so I need to reiterate how to properly address these issues at the home.

17:25

<https://the318properties.com/repairs-and-maintenance>

The 318 Properties

YOUR DREAM HOME AWAITS!!

the318properties.com

U kno wat ok Jay

17:27

U still need to be on yo way sir

Especially Abt my refrigerator

And I did the maintenance request

17:29

Wednesday, 26 March

Did u see the maintenance request



02:53



<  Ms Murdock 217... ▾ ⋮

yea so he can do it please 09:43
24 Mar 2025

12:30 Hey ms Murdock unfortunately all my mowers are under repair now especially my riding lawnmower. I'll ask my mx guys what they have cause it is that time of yeae grass starting to grow tall

Please a do I'll really appreciate it so much fr

🙄 to "Hey ms Murdock unfortunately all my mowers are under repair now especially my riding lawnmower. I'll ask my mx guys what they have cause it is that time of yeae grass starting to grow tall" 12:39

Tuesday, 25 March

This refrigerator is not getting cold 10:46

And then April rent I calculated it was 948 I'll have that for you tomorrow afternoon 10:51

11:34 Afternoon I'll look at it before calling repairman

Ok that's fine 11:35



02:53



<  Ms Murdock 217... ▾ ⋮

Thursday, 20 March

Are u busy rn

08:17

08:17

Of course, otp

Ok nevermind I fixed it

08:24

<https://the318properties.com/repairs-and-maintenance>

The 318 Properties

YOUR DREAM HOME AWAITS!!

the318properties.com

08:25

Clause 12

No sir I'm not doing that cuz I fixed it myself

08:37

Monday, 24 March

Hey question do u have a lawnmower I can use cuz people coming at me Abt the back n I just got here like I told them u all cldve did that B4 I moved... I done did a lot I'm very overworked.... But if u have one can I please borrow it please cuz yea so he can do it please

09:43



Hey I
my n
especially my riding lawnmower.



<  Ms Murdock 217... ▾ ⋮

there 13:48

19 Mar 2025

I've been dealing with the schools all day this is ridiculous 13:51

Hello Jay

What do I do 14:53

Afternoon Ms M, Did you call them yet to set it up?

I think all they need is the lease 14:58

U told me not too Jay like OMG wats the number please

I'll call RN

While driving 14:59

[Name] Shrev City Water
[Mobile] [3186735510](tel:3186735510) 14:59

Ok thank you so much 15:00

Thursday, 20 March

Are u busy rn 08:17



02:54



<  Ms Murdock 217... ▾ ⋮

wasn't even talking about that for one.

18 Mar 2025

4

12:07

Because that's when I'll be there

12:08

4:30

12:10

12:10

Yes maam that time works

Alright then

12:11

12:11

But ill be very quick as I have a 5pm

That's great

👉 to "But ill be very quick as I have a 5pm"

12:11

Wednesday, 19 March

So they turned the water off n I'm not there

13:48

Ive been dealing with the schools all day this is ridiculous

13:51



Hello Jay



What do I do

|



<  Ms Murdock 217... ▾ ⋮

I finally cooked yesterday. I'm starting to really like it. 18 Mar 2025
Also what's my rent for April cuz it's prorated so I can put in in my savings please

11:50

Im juggling a couple major jobs. I need time to double check at office but I remember it being less than 1000

11:54

Ok cuz I did the math myself n ok take your time n u need to also come get this air conditioner that's just sitting out whenever u get the time

11:55

To reiterate kindly, I need yall to not do any painting unless we agree and have that or any alterations in writing.

Also I'll be there this afternoon to look at sink you Mentioned.

12:06

What time is best for yall 1-430pm?

12:07

Uhm excuse me I only did the painting that u told me to n what u already seen, so again u don't have to reiterate anything to me cuz we wasn't even talking about that for one.

4

12:07



02:54



<  Ms Murdock 217... ▾ ⋮

15 Mar 2025

GM they're house smells like gas can u please help them please

10:05

Monday, 17 March

GM can u please fix this bathroom sink in the main bedroom please....the water is not on and I fr don't have time cuz I got to go to this place to transfer my kids so they can start school

08:44

The house is coming along tho we don't have any boxes left

08:45

And the black covers to the outlets

08:46

Tuesday, 18 March

Uhm hello

10:43

Yes maam hive me a moment, just seeing these.

11:46

Ok np n all the air conditioner n the stove and oven works so good I finally cooked yesterday.....I'm starting to really like the house. Also what's my rent for April cuz it's prorated so I can put in in my savings please

11:50



<  Ms Murdock 217... ▾ ⋮

U can just give me the money for the AC or take it off my rent

14 Mar 2025

11:28

We do not do that Ms. Murdock. Appliance guys and myself over there short. A little patience please 🙏

11:39

Ok I'll wait but my kids have asthma n it's too hot, but ok I'll have patience for one hour or two lol

11:41

Very shortly

11:46

Okay

12:05

Thank you so much I really appreciate it n can u please not use your key and knock I don't like that especially wen my kids are here by themselves, that's not cool

14:02

Can u bring the black outlet covers so he can put it in

19:33

When u have time of course

19:55

Saturday, 15 March

GM they're house smells like gas can u please help them please

10:05



Mo



02:54



<  Ms Murdock 217... ▾ ⋮

YOUR DREAM HOME AWAITS!!
the318properties.com

Bring me a hard copy please n thank you

09:31

09:32

I gave that 2 days ago remember.. out my black folder at the house? The copy

No the maintenance request

09:41

👍 to "I gave that 2 days ago remember.. out my black folder at the house? The copy"

09:45

Feel a lot better my stuff is finally off this truck....God is Good

09:46

09:54

Yes he is, glad you relieved that stress. I'll be in touch

Yea my kids really helped a lot I had to curse they ass out but we got it done

I need that ac especially with this acetone

09:55

U can just give me the money for the AC or take it off my rent

11:28



We d
Appli
there short. A little patience please



02:54



<  Ms Murdock 217... ▾ ⋮

fixing it fr

13 Mar 2025

09:59

Do your job and you'll never have to hear from me until rent time

10:03

Friday, 14 March

08:50

Good morning ms Murdock. The fridge will come 11-12am

Ok Abt to take the truck back.

09:27

I need a new AC for Heaven and Terrie room it does not work

The paint is off the floor in 3 rooms

09:28

09:30

Yes maam, I'll stop over there soon to check the AC issue but please fill this out:

09:31

<https://the318properties.com/repairs-and-maintenance>

The 318 Properties

YOUR DREAM HOME AWAITS!!

the318properties.com

Bring me a hard copy please n thank you

09:31



I gav
out n
The copy



<  Ms Murdock 217... ▾ ⋮

First of all u been disrespecting me from the start, I paid 13 Mar 2025 ago, came here nothing was done, my friends don't even have water n they been paid. So do your job as a landlord to tenants that have traveled hours n paid advance....I got this for my kids so u saying u not concerned Abt

View all



09:40

U said I can paint I told u I was gon paint so again stop trying to use any excuse to not do your job it's not right

09:41



recording000000.m4a
01:55

MMS
09:43

And naw I'm not ripping no lease ur going to do your job as a landlord

09:44

And also stop discussing my family with people who are my family very unprofessional ASF

09:53

And then u just came in there didn't give any notice okay I hope ur fr fixing it fr

09:59

Do your job and you'll never have to hear from me until rent time

10:03



<  Ms Murdock 217... ▾ ⋮

09:36

up if we're going to continue with the
dis

13 Mar 2025

GM, I'm stressing real bad, my
grandparents wanted to come over n
it's a no I was so tired yesterday so I
stopped

09:36

09:36

We are literally working on the hall
bathroom now as I said I would.

09:37

That's gonna be done whether you're
coming or going.

09:38

The paint situation has been
aggravated because you are doing
whatever you want when asked
to not to per the lease and/or
coordinate any adjustments to paint.

09:39

Im not concerned about kids. Im
concerned about making the adults
of the house comfortable and happy.
If you're not neither, you should
leave.

First of all u been disrespecting me
from the start, I paid a week and a half
ago, came here nothing was done, my
friends don't even have water n they
been paid. So do your job as a landlord
to tenants that have traveled hours n
paid advance....I got this for my kids so u
saying u not concerned Abt

▽

View all



If I said I can paint I told u I was not



<  Ms Murdock 217... ▾ ⋮

them not them

17:00

12 Mar 2025

We're not touching doors or drawers its meticulous but ai will take a look when ai arrive

18:02

I don't need u to come in here n look I just won't touch it period

18:04

18:26

I've arrived

Thursday, 13 March

I need u to fix that second bathroom today I have paid 3,000 dollars for some that looks like a trap house.....it's not fair at all...I'm already painting cuz y'all didn't for do that

09:23

The window borders, also my kids are coming today so I'm freaking out cuz like fr 3,000 dollars this shldve been done wen I sent the deposit before coming out here fr....

09:24

09:35

Good Thursday Ms Murdock

09:36

Honestly we can really rip the lease up if we're going to continue with the disrespect first of all.



<  Ms Murdock 217... ▾ ⋮

12 Mar 2025

08:36

Yes boulevard

I know that

08:36

I just got up, Abt to come that way

14:03

U gon bring the white paint for the borders or is it ok if I use the one I bought for the borders please

16:27

U took my safety glasses

16:57

No, white

17:01

I'll bring it before 630

17:02

Ok cuz I'm here now

Ok then drawers in the room can I please repaint them please

17:07

Please

17:08

Them not then

17:09



18:02

We're
its m
when a



vers
ok



< **M** Ms Murdock 217... ▾ ⋮



Money center is down I gotta come back at 8am or go to Kroger at 7am

MMS

But the money is in my savings

20:38

▶ recording000000.qcp

MMS

21:01

Wednesday, 12 March

Getting money order now, I've been up all night

07:27

I'm next in line

08:18

08:33

Otw

Yes that's what I was calling to tell u that I'm omw back

08:33



<  Ms Murdock 217... ▾ ⋮

15:52 Cash just meet me on 5614 Prentiss
11 Mar 2025

15:53 I'll be there working

I'll do money order it's safer and
secures me 15:53

15:53 I literally just gave you the keys to
the house

15:54 Disregard, you're right don't worry.
Just Properties LLC

15:55 Or you can get the deposit back if
you feel that Insecure.

Ok thank you 15:56

Tonight u can bring me the lease
n I'll give u the money order, even
exchange 16:17

17:07 The lease is not signed you haven't
paid

17:08 It really is never this contentious.
You said you would bring it to me
here at 5614 prentiss.




<  Ms Murdock 217... ▾ ⋮

03/11/2025

CASH APP*NAPHTALIA M...
03/11/2025

11 Mar 2025

[View All Transactions >](#)

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MMS 15:29






I gotta give u a money order for the 1500 cash app is not allowing me to add Chime and idky

What is your whole name 15:52

15:52 **Cash, just meet me on 5614 Prentiss**

15:53 **I'll be there working**

I'll do money order it's safer and
secures me

I literally just gave you the keys to



<  Ms Murdock 217... ▾ ⋮



Accounts



Credit Builder \$0.00 >

Checking \$4,461.10 >

Savings \$0.34 >



Home



Move



Pay



Map



Inbox

MMS 15:24

3:28

🕒 Ⓢ 5G+ 🔋

 NETSPEND

Deposit Account \$707.64 >

Savings Account \$0.05 >

Recent Transactions

CASH APP*NAPHTALIA M... - \$28.00 >
03/11/2025 PENDINGSHARKS FISH & CHICKEN ... - \$27.13 >
03/11/2025CASH APP*NAPHTALIA M... - \$3.00 >
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<  Ms Murdock 217... ▾ ⋮

11 Mar 2025

Can u please give me a minute I'm leaving Lacey n them house

14:55

I'm 4mins away I made the wrong turn o something

15:11

It's fine I'm here

15:11

Okay, ty

15:12

I'm here

15:14

3:24

5G+



chime

Get \$150



200k members paid for gas with SpotMe yesterday

We spotted you \$60.00. Your tips help fuel SpotMe for others.

10.0%

\$6.00

12.0%

\$7.20

15.0%

\$9.00

No tip

Whether you tip or not has no impact on your SpotMe eligibility or



<  Ms Murdock 217... ▾ ⋮

11 Mar 2025

Ok, I'm going to my friend's house
they put the down payment on 14:34

Can u meet me at Lacey n Autumn
house cuz I got to go to my
Grandparents house to give them
money for groceries 14:37

I will appreciate that very much 14:38

I just left from there, thats where my
workers are.

14:40

I'm at a stop light coming in to
Highland.

14:41

I'll be on Boulevard in 10 or 15mins if
you havent left



recording000000.qcp

MMS
14:42

I'm coming back leaving Prentiss,
please be there 14:48

14:54

Otw now from herndon

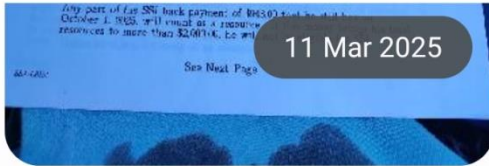
Can u please give me a minute I'm
leaving Lacey n them house 14:55



I'm 4mins away I made
turn o something 14:55



<  Ms Murdock 217... ▾ ⋮



MMS 11:23

That's my proof of income

11:24

OMG can u please pick up sir

11:42

Hello

12:27

Hello

13:10

I'll call you back.

13:35

Finishing up meeting call u in 20

13:36

Oh ok, Cuz I was getting a little
heated n I was coming that way
anyway

13:37

I'm here at the house

14:25

I'm in the area sh

14:34

Ok, I'm going to my friend's house

they pay me down pay



< **M** Ms Murdock 217... ▾ ⋮

01:59

11 Mar 2025

09:12



recording000000.m4a

01:07

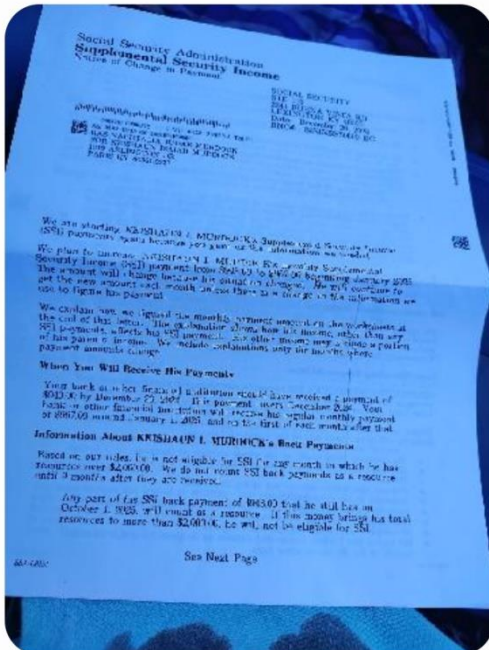
MMS
09:18

Can u please call me back

11:12

I had to help my GMA this morning
her dementia is getting really bad

11:16



MMS 11:23

That's my proof of income

11:24



MG you please pic



<  Ms Murdock 217... ▾ ⋮

08:11 11 Mar 2025

❤️ to "Good morning, Ms Murdock,
Can you please send me yall's
proof of income? I just realized I
have nothing from any of yall in
that regard. And also yes of course
washer dryer connection is in the
garage, Thank you Jay"

08:58

My son gets a social security check
n I no longer work at the two jobs I
did have because I live here now

N I have that in hard copy form

08:59

I didn't even pay attention to the
garage

I'm getting a job Fri

09:00

I HVE so many other stuff to do like
switch my car over, I got to do the
lights, enroll my kids in school, find
where the aid office is at

09:02

Yes, this was step 2 of the whole
process. You dont need to give hard
copies digital is better.

09:09



recording000000.m4a

01:59

MMS
09:12

<  Ms Murdock 217... ▾ ⋮

15:00
10 Mar 2025

On street, if you can wait til we leave to mess with fridgr my guys are already on edge. Not trying to disturb them while working

15:38

I have an idea, bring it to 150 e herndon

15:42

After lease signing, its not far

It's washer n dryer hookup right

N is it central air I seen a lot of air conditioner

Overall I really like it

17:20

Just a lot of paint n work

17:21

Tuesday, 11 March

Good morning, Ms Murdock, Can you please send me yall's proof of income? I just realized I have nothing from any of yall in that regard. And also yes of course washer dryer connection is in the garage, Thank you Jay

08:39

Jpropertiesmgt@yahoo.com ▾



<  Ms Murdock 217... ▾ ⋮

Ms Murdock please give me the
ag 10 Mar 2025 for the day here.

Lease here*

12:13

Keishaun Murdock-Boyd 16
Heaven Boyd 14
Terrieana Boyd 13 bday May 10th
Denise Boyd 11 Bday April 28th
Te'Lia Boyd 7
Pharaoh Boyd 3

13:03

I should be ready by 4:30

I'm feeding the kids now

14:07

Well Autumn n them said meet at my
house so we'll be there 4:15

14:55

14:58

345 please , I have a 430

Ok yes sir

14:58

14:59

Maybe a lil sooner

I'm Abt to get ready now

14:59

Can I keep the truck there

15:00



On st
to me



already on edge. Not trying to disturb



<  Ms Murdock 217... ▾ ⋮

Sunday, 9 March

9 Mar 2025

Yes maam, happy Sunday. I've been extremely busy getting places ready. Yall be safe and take your time

08:34

Weather is not the best right now.

Yea I see

08:35

We almost there like a hr and a half

❤️ to "Yes maam, happy Sunday. I've been extremely busy getting places ready. Yall be safe and take your time"

19:30

Monday, 10 March

Lmk when I have to meet you to give u March rent n the keys

09:58

Can u please call Lacey and Autumn please

11:48

Ms Murdock please give me the ages of your seeds for the day here.

12:13

Lease here*

Keishaun Murdock-Boyd 16
Heaven Boyd 14

Terrieana Boyd 13 bds
Denis Boyd 12 bds
Te'Lia Boyd 7
Rhaek Boyd 2



02:58



<  Ms Murdock 217... ▾ ⋮

On 7 Mar 2025 It's no more than \$1050 proration to be paid in April.

07:30

Proration supposed to be applied this month unless u do it for next month... I HVE the 1500 for the rent n hopefully by Tuesday

08:47

Everyone is first month's [full] rent. That's policy. Very good reasons I can explain later.

09:16

Ok

So again I'll be moving in after the 5th so will April be prorated

10:25

👍 to "Everyone is first month's [full] rent. That's policy. Very good reasons I can explain later."

👍 to "On the 9th on forward It's no more than \$1050 proration to be paid in April."

Ok I read the other message I understand now

11:34

Saturday, 8 March

Ok got the truck one step closer

10:26



Sunday, 9 March



Yes maam, nappy Sunday, i've been




<  Ms Murdock 217... ▾ ⋮

15:13

5 Mar 2025

16:18

Yes maam likewise

 to "Yes maam likewise"

16:23

Thursday, 6 March

I was wondering the rent will be prorated for this month since I'm moving in after the 1st, cuz I want to put that in savings

I'm paying my car note early today so I won't have another payment til the 24th of this month

14:17

Friday, 7 March

07:28

Good Friday Ms. Murdock

07:29

Sorry just getting this. It was one of those days again. You need \$1500 to move in. Proration is paid before the 5th of the following month and the amount can't be determined until we know your actual lease signing date.

07:30

On the 9th on forward It's no more than \$1050 proration to be paid in April.



02:58



<  Ms Murdock 217... ▾ ⋮

Write a comment...

5 Mar 2025

That's my son n husband he just made 16 I'm very emotional today

MMS
08:42

N today he got a work pass for school cuz he got the State Championship in Louisville today

08:43

So I'm trying but my bank ain't trying to, so I'm Abt to use my bank I use for the two jobs I have now n do it that way

09:15

We both just sent the deposit

09:26

Ok maam Im moving I will check soon

09:56

Okay

10:04

I didn't get my video thing

11:03

I dont have it for Boulevard .. technical issues. But I will make a short one for you later but I may not have it processed til tomorrow.

15:13

Ok that's fine I appreciate you

15:13



|



<  Ms Murdock 217... ▾ ⋮

08:39

get you in this home.
5 Mar 2025

I appreciate this so MUCH

08:39

Yes sir

Abt to send

08:40

They didn't need me for work n I'm
happy cuz I fr didn't want to go I got
more appointments today

08:41



That's my son n husband he just
made 16 I'm very emotional today

MMS
08:42

<  Ms Murdock 217... ▾ ⋮

believe they have been the victim of white collar fraud should first contact the Shreveport Police Department at (318) 673-7300 or the Caddo Parish Sheriff's Office at (318) 681-0770.

Quick Contacts

Victim Assistance
(318) 226-5904

Child Support
(318) 226-6871

Child Abuse Hotline
1-855-4LA-KIDS

Report A Crime
(318) 673-7373

NWLA Family Justice Center
(318) 584-7171

Protective Order, District Court
(318) 226-6776 or
1 (888) 411-1333



MMS 08:38

08:39

White collar division..
Or call the clerk of courts.. check
evictions. I dont play. I get people out
of homes just as gard as lm trying to
get you in this home.

I appreciate this so MUCH

08:39



Yes sir



Abt to send

08:40



< **M** Ms Murdock 217... ▾ ⋮

by at least Tuesday possibly 08:17

5 Mar 2025

♥ to "I do urge you to put the deposit down to secure it but I know that your far away right now so it's up to you. I am obligated to show it to qualified applicants if there's no deposit of course. That's why I suggest placing it. Thanks, Mr. Jay"

Send me the address so I can send it to my grandparents 08:18

08:27 217 Boulevard st, 71104

Okay 08:33

I'm Abt to send it please please don't Fuck me I need this for my kids please 08:34

08:35 Ms Murdock

Yes sir 08:35

08:38 @ @ @ @ @ @ • 4G

- pyramid schemes
- organized groups who commit financial fraud on individuals or businesses
- Other monetary theft cases

Individuals, businesses or other organizations who

believe themselves to be victims of such schemes

fraud

Depa

Sheriff's Office at (318) 681-0770.



<  Ms Murdock 217... ▾ ⋮

Wed
5 Mar 2025

Yes maam I understand, good Wednesday to yall. Now it will take some time to process the application [maybe 2 days] which you shouldn't worry about its a business formality. Extremely busy time right now. House should be ready by Mon, if not weds at the very latest.

08:13

I really need the house ready by Tues please n we all got the hotel til Wednesday morning, Lacey is at section 8 doing their port out papers...n I got a interview Thurs out there

08:15

I do urge you to put the deposit down to secure it but I know that your far away right now so it's up to you. I am obligated to show it to qualified applicants if there's no deposit of course. That's why I suggest placing it. Thanks, Mr. Jay

08:16

Can I put the 1500 today

08:16

Yes maam that would be good cause its less worry on both our parts.

08:17

Ok I will send that can I make it ready by at least Tuesday possibly

08:17



02:59



<  Ms Murdock 217... ▾ ⋮

You should feel comfortable sending me any amount of money even if its a mistake, Id just send it back. You are a potential tenant I only have interest in serving and making sure you're comfortable in our homes. Doesn't mean Im perfect or the fastest even but thats the whole point.

18:32

I'm sorry my phone was dead n they been disconnected their Internet

20:00

So I just got to those crib my old crib where it's wifi cuz one of my teenagers do virtual

❤️ to "I SEE what it is.. Basically cashapp wants 3% from me cause Im doing too much business in their eyes"

20:02

I sent it n that error message didn't come up this time

❤️ to "You should feel comfortable sending me any amount of money even if its a mistake, Id just send it back. You are a potential tenant I only have interest in serving and making sure you're comfortable in our homes. Doesn't mean Im perfect or the fastest even but thats the whole point."

I was at Lacey n Autumn crib helping loading the trailer

20:04



Wed

|



<  Ms Murdock 217... ▾ ⋮

in political science and n criminal
justice

4 Mar 2025

Lacey said can u please text her
back

❤️ to "I'm not even sure who to talk
to about. I can try to call cashapp
and see what the hell they're talking
about..."

18:12

❤️ to "I understand maam but I
do also take my reputation very
seriously and I need to know why
cashaop is saying that."

Of not if

I'm going to push thru wit the
payment

18:13

N please contact my friends they are
like family Fr

18:14

18:19

Yes maam

18:20

I'm working on confronting cashapp
now

Ok

18:30

I SEE what it is.. Basically cashapp
wants 3% from me cause Im doi
too much business in their eyes



You s
me any amount of money even if its
just a little bit please help me



<  Ms Murdock 217... ▾ ⋮

18:07 shown me that

4 Mar 2025

Oh it's ok I'm very understanding I just want the house and I have the money

18:08

But you are free to conclude whatever you like. I've had appointments all day and monitoring my maintenance.

18:08

I need the house sir for my entire family

18:09

I'm not even sure who to talk to about. I can try to call cashapp and see what the hell they're talking about...

18:09

I had a very good conversation with u n I'm very blessed n grateful for your time n I need it so so bad

18:09

I understand maam but I do also take my reputation very seriously and I need to know why cashaop is saying that.

18:10

U need a lawyer to prosecute them for the slander if your name as well as company n also I'm in school currently for my bachelor's in political science and n criminal justice



< M Ms Murdock 217... ▾ ⋮

4 Mar 2025

Cancel This Payment

Pay

This what it said when I attempted to send the 80\$

MMS
17:54

I don't like this at all

17:55

Hello Ms. Murdock

18:07

Yes sir

18:07

Sorry I was and still am extremely busy but I have no idea why it says that.

Thats the first time anyone has shown me that.

18:07

Oh it's ok I'm very understanding I just want the house and I have the money

18:08



Put y
whate



appointments all day and monitoring



03:00



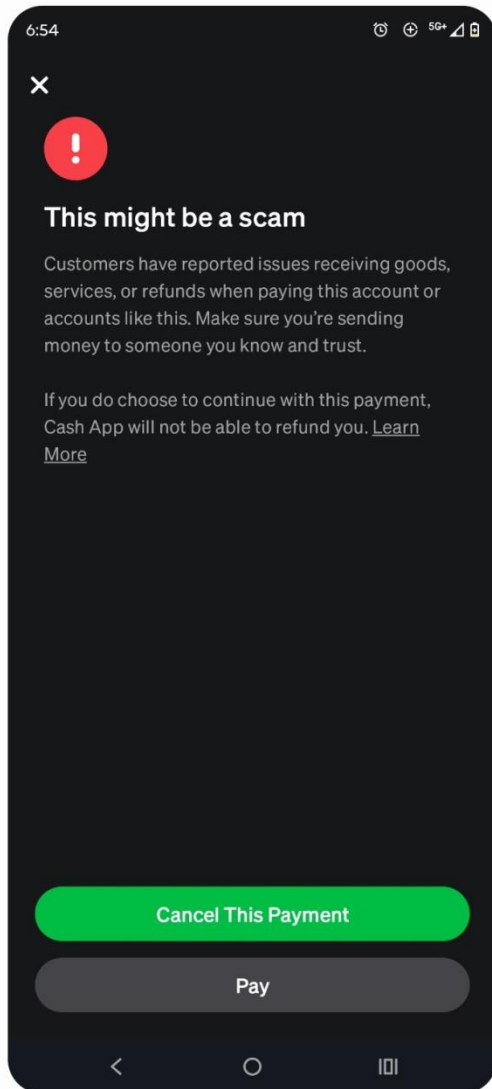
<  Ms Murdock 217... ▾ ⋮

HELLO

4 Mar 2025

Please send me the request

17:20



This what it said when I attempted to
send \$30\$



|



<  Ms Murdock 217... ▾ ⋮

14:39

4 Mar 2025

Ok did mine I'm doing his

14:55



recording000000.qcp

MMS
14:56

I need your cash app please n thank you

16:44

\$40 Processing fee:

\$Jpmgt is the Cashtag and
[318.517.4423](#) Jay Salter Just
Properties LLC is the Zelle or in
person 154 E Herndon St before COB

16:49

QueenNeffy91

Send me request I'll send the 80

16:50



recording000000.m4a

01:02

MMS
16:52

Lacey said u have not contacted her

16:53

HELLO

Please send me the request

17:20



03:00



<  Ms Murdock 217... ▾ ⋮

[The318properties.com/](https://www.the318properties.com/)
home 4 Mar 2025
Just
Jpropertiesmgt@yahoo.com

The 318 Properties
YOUR DREAM HOME AWAITS!!
The318properties.com

217 Boulevard Home Application
form:
<https://form.jotform.com/230184921369156>

12:27

Online Rental Application
Please click the link to complete th...
form.jotform.com

Ok give me a he to leave Lex and go
back to Paris

12:46

Hr

12:56

❤️ to "Thanks so much for your time
Ns. Murdock!"

I'm Abt to do it now

14:23

14:39

Yes maam

Ok did mine I'm doing his

14:55



<  Ms Murdock 217... ▾ ⋮

Tuesday, 4 March

Thanks so much for your time Ns. Murdock!

12:26

*Ms.

Jay "the Land Man" Salter
The318properties.com/homesforrent3
Just Properties LLC
Jpropertiesmgt@yahoo.com

The 318 Properties
YOUR DREAM HOME AWAITS!!
The318properties.com

217 Boulevard Home Application form:
<https://form.jotform.com/230184921369156>

12:27

Online Rental Application
Please click the link to complete th...
form.jotform.com

Ok give me a he to leave Lex and go back to Paris

12:46

Hr

12:56



|



<  Terrence Boyd 2... ▾ ⋮

Monday, 5 May

Friendly reminder: Rent will be enforced as late on the 5th of every month at one minute a after noon (1201pm) as agreed in lease. Please dropoff in money orderform at 154 A East Herndon if I am not available for pickup.

07:24

Jay Salter, Manager
The318properties.com/homesforrent3
Just Properties LLC
Jpropertiesmgt@yahoo.com

The 318 Properties

YOUR DREAM HOME AWAITS!!

The318properties.com

07:26

Maintenance note: Good morning Mr. Boyd, we should be arriving at the property between 930 and 1030 to begin repairing the garage door as previously planned. Please respond with consent. Thx, JP Maintenance Jay Salter

Ok u can come I consent

08:09

08:12

Ok I have another professional door specialist coming at 9am also

19:42 2:22:27



Terrence Boyd 217 Bou...

5025425154

Add/remove recipients

07:26

Maintenance note: Good morning Mr. Boyd, we should be arriving at the property between 930 and 1030 to begin repairing the garage door as previously planned. Please respond with consent. Thx, JP Maintenance Jay Salter

Ok u can come I consent

08:09

08:12

Ok I have another professional door specialist coming at 9am also

Why you keep driving pass my house leave her alone remember my kids there

12:57

13:00

Sir,

13:01

I have not even been down centenary since then I have no reason to return to the residence. In fact,





Terrence Boyd 217 Bou...

5025425154

Add/remove recipients

07:26

Maintenance note: Good morning Mr. Boyd, we should be arriving at the property between 930 and 1030 to begin repairing the garage door as previously planned. Please respond with consent. Thx, JP Maintenance Jay Salter

Ok u can come I consent

08:09

08:12

Ok I have another professional door specialist coming at 9am also

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12:57

13:00

Sir,

13:01

I have not even been down centenary since then I have no reason to return to the residence. In fact,

