

EXHIBIT: A1

Essex Mortgage
1417 North Magnolia Ave
Ocala FL 34475
(888)892-0881
Toll Free: (888)892-0881

EXHIBIT: A1

June 03, 2024

Payoff Statement

Loan Number: [REDACTED]
Investor: 01 700 732

Evidence of fictitious corporate name /
nom de guerre, misrepresentation and fraud.

[REDACTED]
GA 30272

Property Address [REDACTED] GA 30310
Borrower [REDACTED] GA 30272

Account Information

Loan Type: FHA (Single Family - Title II)
Interest Calculation Method: FHA Loan
Estimated Payoff Date: 07/03/24
Due Date Next Payment: 04/01/23
Current Interest Rate: 3.75000
Daily Interest Rate: .00010274
Daily Interest Amount: 40.06

Balances

T&I Balance: -8,963.83
Delinquent Late Charges: 74.18
Returned Check Balance: .00
Miscellaneous Fee Balance: .00
Unapplied Balance: .00
Subsidy Balance: .00
Deferred Principal Balance: .00
Calc Late Charges (Due Date to Payoff Date): 1,112.70
Escrow Advance: .00
FCL/Bank Fee Balance: .00
Loss Draft Balance: .00

Amounts for Payoff

Principal Balance: 389,935.30
+ Interest Due: 19,669.46
+ Deferred Interest Due: .00
- Unapplied Balance: .00
+ T&I Balance: 8,963.83
- Subsidy Balance: .00
+ Delinquent Late Charges Due: 74.18
+ Returned Check Charges Due: .00
+ Total FCL/Bank Fees Due: .00
+ MIP/PMI Payment Due: 808.25
- Loss Draft Balance: .00
+ Taxes Due: 4,822.92
+ Insurance Due: .00
+ Recording Fee: 25.00
+ Foreclosure Fees: 1,874.17

Total Amount Due 426,173.11

Important Information

Please Wire Funds WITH LOAN NUMBER To: Western Alliance Bank One East Washington Ste. 2500 Phoenix, AZ 85004

Account Name: Data Mortgage, Inc. dba Essex Mortgage
Account Address: 1417 N Magnolia Ave, Ocala, FL 34475

Routing Number: [REDACTED]
Account Number: [REDACTED]

To prevent delays in posting, breakdown/wire confirmation MUST be sent to: PayoffWireDetail@ServicingBranch.com
Reference: loan number and name

Evidence of "intending to devise a scheme or artifice to defraud, or for obtaining money or property by means of false or fraudulent pretenses" under Title 18 USC 1341 - Fraud and Swindles.

June 03, 2024

Payoff Statement Information

EXHIBIT: A1

If mailing, send certified funds to 1417 North Magnolia Ave Ocala, FL 34475

If the property has been sold, please provide an updated mailing address to ensure proper handling of any refunds, yearend tax information, or other documents.

These figures are subject to final verification. Figures may be adjusted if any payment/check/money order is returned NSF or rejected by the institution upon which it was drawn. Payoff quotes good through the end of the month that are received on or after the 1st of the following month require an additional month's MIP payment included.

Your loan may have a Partial Claim Note. This payoff quote does not include payment of this Partial Claim Note. Payment of your Partial Claim Note to HUD is due at payoff of your first lien mortgage. To obtain the amount needed to pay off your Partial Claim please contact PCPayoffs@hud.gov or call at 877-622-8525

Issuance of this statement does not suspend the contract requirement to make the mortgage payments when due. A late charge will be assessed 15 days after a current payment is due and should be added to the payoff total if received after that time.

The payoff statement amount reflects the account on the date it is issued. Payoff figures are valid only if provided in statement form. Our Customer Service team is not authorized to provide verbal figures. Funds received in our office after 3 pm Eastern Time (ET) will be processed the next business day. We do not accept deliveries on Saturday, Sunday or holidays.

Any returned bank items and/or payments of any escrowed items, such as taxes, insurance and mortgage insurance (PMI/MIP), are subject to change due to loan adjustments.

Payoff funds must be sufficient to cover all escrow advances, interest, prepayment penalties, principal, fees and charges. Payoffs that do not meet these requirements will be returned if additional funds are not received within two (2) business days after the payoff department has made contact.

The principal balance reflected on the statement is based on the clearance of the last payment posted. The mortgagor will not stop payment on any funds remitted. If we receive notification of a stop payment after the payoff, the loan will not be released until all funds are paid.

If your monthly payment is made through automatic withdrawals, it is your responsibility to cancel this service in writing by contacting our office. Notification for cancellation must be received at least three (3) business days prior to the drafting date or your automatic payment will draft.

Evidence of there being no name or signature of an actual identifiable natural person sender which constitutes fraud in the inducement.

EXHIBIT: A2

EXHIBIT: A2

James Robertson, Esquire
(1943 - 2019)
Everett Anschutz, Esquire*
Member of Texas Bar
David J. Schneid*
Member of Florida Bar
John T. Crane, Esquire*
Member of Georgia and Texas Bar
Sara Z. Iuriskin, Esquire*
Member of New York Bar
Richard Citron, Esquire*
Member of NJ, NY, PA Bar
*Partner

RAS IM
ROBERTSON, ANSCHUTZ, SCHNIED,
CRANE & PARTNERS, PLLC
LAW OFFICES

15015 Morris Road, Suite 480
Alpharetta, GA 30004
Atlanta 470-321-7212
www.ralelegalgroup.com

Keith Yacko
Member of MD, VA Bar
Crystal Saxeles
Member of OH, KY Bar
Chad Lewis
Member of IL Bar
Genevieve Johnson
Member of GA, SC Bar
Layne Gillespie
Member of TN Bar
Kim Lawson
Member of DE Bar
Elizabeth Brown
Member of NC, SC Bar

October 3, 2024

VIA CERTIFIED MAIL

Evidence of "intending to devise a scheme or artifice to defraud, or for obtaining money or property by means of false or fraudulent pretenses" under Title 18 USC 1341 - Fraud and Swindles.

RE: NOTICE OF FORECLOSURE SALE
[REDACTED] GA 30310

This firm represents DATA MORTGAGE, INC DBA ESSEX MORTGAGE, the holder of the Security Deed conveying real property known as [REDACTED]. Our firm has been retained to initiate non-judicial foreclosure proceedings against the aforementioned property.

Per O.C.G.A. § 44-14-162.2, a copy of the notice of sale to be submitted to the publisher is enclosed. The sale will be held on 12/3/2024 at the Fulton County Courthouse between the hours of 10:00 a.m. and 4:00 p.m.

The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed.

Per O.C.G.A. § 13-1-11, you are hereby notified that the provisions contained within the Note or other evidence of indebtedness related to the payment of attorney's fees shall be enforced. You have ten (10) days from the receipt of this notice to pay the principal and interest without the attorney's fees. If the principal and interest is paid in full before the expiration of the ten (10) days, then the obligation to pay the attorney's fees shall be void.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

EXHIBIT: A2

Said sale will be conducted subject to the following: (1) confirmation that this sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the terms of the loan with the holder of the Security Debt.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Essex Equity, Inc.
1417 North Magnolia Ave
Ocala, FL 34475
888-892-0881

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE

DATA MORTGAGE, INC DBA ESSEX MORTGAGE,
as Attorney-in-Fact for

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd
Suite 450
Alpharetta, GA 30004
Phone: 470.321.7112

Firm File No. 24-207281 - DoP

Evidence of "intending to devise a scheme or artifice to defraud, or for obtaining money or property by means of false or fraudulent pretenses" under Title 18 USC 1341 - Fraud and Swindles.

Evidence of there being no name or signature of an actual identifiable natural person sender which constitutes fraud in the inducement.

EXHIBT: A3

EXHIBIT: A3

2293397 - 1.560oz-C

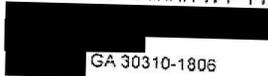


Robinson Aircraft Sales & Service, LLC
12010 20th Rd
Suite 450
Kennesaw GA 30144-2001



9414 8112 0620 5485 5009 63

\$8.440
US POSTAGE
FIRST CLASS
FROM 30004
12152024
Stamps



GA 30310-1806

Evidence of "intending to devise a scheme or artifice to defraud, or for obtaining money or property by means of false or fraudulent pretenses" under Title 18 USC 1341 - Fraud and Swindles.