

VIRGINIA:

IN THE CIRCUIT COURT OF FAIRFAX COUNTY

WILLIAM J. MOUNTJOY,

Plaintiff,

v.

MARY LOUISE DENESE SLAEY aka
M. L. DENSE SLAEY,

Defendant.

CL No. 2021-7508

FILED
CIVIL PROCESSING
2025 JUN 27 P 2:18
CHRISTOPHER J. FALCON
CLERK, CIRCUIT COURT
FAIRFAX, VA

MOTION FOR AID and DIRECTION

COMES NOW the Special Commissioner of Sale ("Commissioner") and moves this Honorable Court for relief as a result of the following:

1. Shelley Mountjoy (also known by the last names of Berman, Ebert and Slaey) is the daughter of, and proports to be the agent pursuant to a Power of Attorney for, Mary Louise Denese Slaey (hereafter "Denese Slaey").

2. Shelley Mountjoy interfered with the sale of the parties' property located at 402 Roland St., SW, Vienna, Virginia. For example:

A. After the property was under contract but not yet sold, Ms. Mountjoy posted on Google a false review about the buyer, Reel Homes, Inc. (See Exhibit A – printed June 26, 2025). This resulted in the buyer's demand to "cancel" the contract after it had been accepted by the Court. Your Commissioner spent considerable billable time related to this problem.

B. Before closing, Ms. Mountjoy filed a Complaint against your Commissioner with the Fairfax County Office of Consumer Affairs. Her Complaint was accepted based on her misrepresentation of being a tenant with a valid lease. It was alleged that

your Commissioner was not allowing her to remove her personal property. In actuality, your Commissioner's involvement started months after Ms. Mountjoy had been evicted from that residence, and her personal property had been deemed to be abandoned.¹ Again, your Commissioner spent unnecessary billable time related to this issue. No action was taken on the Complaint after your Commissioner discussed the matter with counsel for Fairfax County.

3. Your Commissioner has been working diligently to get the parties' other property located at 11195 Gunston Drive, Lorton, Virginia ("subject property") sold. It is now listed with a realtor for \$6,250,000 (but is not yet active on the market due to the work (repairs, cleaning, staging, photography, etc.) required to ready it for sale).

4. Ms. Mountjoy is significantly impeding your Commissioner's efforts to ready the subject property for sale. For example:

A. On June 16, 2025, despite threats from Ms. Mountjoy of police involvement, your Commissioner appeared at the house to be present while Travis Ebert and four (4) hired movers removed items from the garage which occupied approximately half of one garage bay, while one full garage bay of furniture stacked from floor to ceiling was left behind.² On June 25, 2025, your Commissioner provided a list of mostly furniture items in the house (see Exhibit B listing 70 items) that need to be removed from inside the house so that the

¹ Pursuant to the eviction, Ms. Mountjoy had no further claim to property left behind. However, on Sunday, April 13, 2025, your Commissioner spent approximately five (5) hours sorting and carrying Ms. Mountjoy's personal property out of the house, returning later in the day to lock up the property, and returning the next morning to unlock the property so that Travis Ebert, Shelley Mountjoy's ex-husband, could continue to retrieve many truckloads of personal items before the walkthrough on Monday, April 14, 2025.

² On June 26, 2025, the remainder of items in the garage (mostly government-issued wood furniture, some metal file cabinets, etc.) were removed by a hauler hired by your Commissioner.

stager can bring more stylish and clean furniture to make the house as appealing as possible. Despite the fact that many, if not most, of the items also appear on a list of furniture created by Ms. Mountjoy that she would like to remove, she declines to arrange to remove any furniture unless she can take all the furniture at this time. However, some items of furniture need to remain (because Mr. Mountjoy lives there³, the stager wants to use a few pieces of furniture, and because such a large (15,000+ square foot) house does not look welcoming to buyers if empty). Prior Orders recite that issues related to furniture are reserved for a later determination. However, your Commissioner needs a plan now as to whether Ms. Slaey intends to hire movers to remove the listed items or whether the furniture should be moved to the now emptied garage and stored for later removal.

B. On June 24, 2025, the home inspector hired by your Commissioner quit during the inspection due to threats of court action by Travis Ebert who was sent by Ms. Mountjoy to simply observe the inspection.

C. Ms. Mountjoy has emailed the realtor (see Exhibit C) with what is perceived as threats after being told by your Commissioner not to contact the realtor. In an attempt to alleviate problems with Ms. Mountjoy, your Commissioner made assurances that all relevant information would be conveyed to the owners through your Commissioner. Unfortunately, after sharing a calendar of events (dates for cleaning, staging, photography, etc.), Ms. Mountjoy contacted the realtor. Now the realtor and the staging company have both advised that they

³ Mr. Mountjoy makes claim to just a few items of furniture and it does not appear that there is any overlap between what he intends to take when the house is sold and what Ms. Mountjoy claims belongs to her mother.

are/may be unwilling to continue to work on this project unless the Court can give them some assurance that Ms. Mountjoy will not take actions such as making false postings that jeopardize their professional reputations, involving the police with claims of theft of her mother's furniture, etc.⁴

5. Given that it has been approximately three (3) years since the sale of the subject property was ordered, efforts should focus on getting it sold without interference from Ms. Mountjoy. Ms. Slaey's Guardian *ad litem* asserts that because Shelley Mountjoy is not named as a party in the above-captioned action, the Court cannot curtail Shelley Mountjoy's actions, including her right to post reviews of realtors, etc., even if untrue and hindering a sale. However, she is the de facto Defendant in this action because she has inserted herself in that way. Further the Guardian *ad litem* asserts that due to Ms. Slaey's alleged limitations, especially her challenges with speaking, he cannot communicate with Ms. Slaey, without Ms. Mountjoy's involvement. If that is the situation, then the Guardian *ad litem* (not Ms. Mountjoy) needs to respond on behalf of Ms. Slaey on such matters as advising your Commissioner whether (when/who/etc.) Ms. Slaey has decided to remove the furniture items (Exhibit B), or have them moved to the garage.

WHEREFORE your Commissioner moves the Court to enter such Order(s) as may be necessary to further the sale of the subject property, including, but not limited to, entry of an Order disallowing Shelley Mountjoy from taking actions that hinder the sale of the subject property such as publishing online reviews that negatively describe the subject property and/or those involved in selling the property, taking down her blog about William J. Mountjoy that

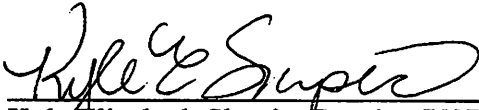
⁴ Like several others your Commissioner has engaged for the sale of both houses, the realtor and the stager googled the subject property owners and discovered Ms. Mountjoy's very disturbing blog about Mr. Mountjoy. This blog may deter potential buyers from even looking at the property based upon what Ms. Mountjoy relates, including negative comments about the neighbors and the community.

may cause potential buyers not to even look at the property, and/or discontinuing Ms. Slaey's involvement in the ongoing efforts to stage and market the subject property if she continues to involve Shelley Mountjoy.

Respectfully submitted,

SPECIAL COMMISSIONER OF SALE

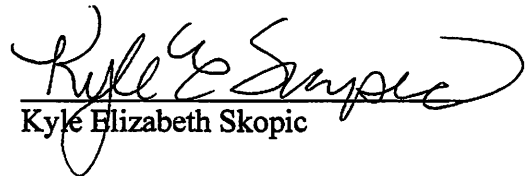
I ASK FOR THIS:



Kyle Elizabeth Skopic, Esquire (VSB #27836)
Law Office of Kyle E. Skopic, PLLC
P. O. Box 1468
Fairfax, Virginia 22038-1468
Phone: (703) 246-9530
Kyle@Skopiclaw.com
Special Commissioner of Sale

CERTIFICATE OF DELIVERY

I certify that on this 27th day of June, 2025, I mailed by first-class mail and emailed the foregoing Motion for Aid and Direction to: John C. Altmiller, Esquire, Counsel for Plaintiff, William J. Mountjoy, at Altmiller Melnick Demers Steele & Rosati PLC, 8000 Westpark Drive, Suite 600, Tysons, VA 22102 and jaltmiller@altmillerlaw.com; and to Jonathan R. Bronley, Esquire, Guardian *ad litem* for M. L. Denese Slaey, at Bronley Law, PLLC, 10387 Main Street, Suite 202, Fairfax, VA 22030 and JBronley@Bronleylaw.com.


Kyle Elizabeth Skopic

Reel Homes

10623 Jones St, Fairfax, VA 22030, United States

Write a review

4.1

9 reviews ⓘ

✓ All

wheelchair 2

holidays 2

Sort by

✓ Most relevant

Newest

Highest rating

Lowest rating

Shelley Mountjoy

8 reviews · 1 photo



★★★★★ 3 months ago

Reel homes, from my perspective, has repeatedly shown they want to have their cake and eat it too. While I do not doubt their homes are high quality and aesthetically pleasing, every other Vienna builder is community-oriented and understands that the "real" value of Vienna lies not just in monetary property values but in the people who have make Vienna their home. Being neighborly and socially responsible is an essential component of doing business in Vienna. It's one thing to build a high-quality home and quite another to take advantage of low-income, disabled long-term residents. In my opinion, Reel Homes is an opportunistic bully and I would caution any agents working with them or landowners considering selling a lot to them.

Reel Homes was under contract for my mother's home in 2023, in Vienna, VA through a court-ordered sale. I had been living in the home for over a decade and had a lease. Reel was given the first opportunity to purchase at a lower price in large part because they had to address my occupancy. I was upfront with trying to work out a solution with them and they failed to respond to messages for months. We assumed they weren't moving forward.

~~Two weeks before settlement, they re-emerged. My mother (who was living in the home with me as a victim of domestic violence recovering from~~

Exhibit

A

exhibit.com #495

Reel Homes

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4.1

9 reviews ⓘ

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Two weeks before settlement, they re-emerged. My mother (who was living in the home with me as a victim of domestic violence recovering from catastrophic injury) was forced to undergo a traumatic and rushed move herself to abide by the contract. This contract imposed on her by the court (only addressed her residency as an owner as they were supposed to handle my tenancy.) However, Reel failed to close. I feel they knew they had no intention of going to settlement as none of this was a surprise.

Reel only replied the month *after* settlement should have occurred - making demands for my eviction (which, again, they should have been responsible for themselves.) In the end, over a year was lost where the sale could have been completed with a more ethical buyer. Although they would not communicate with us directly, nor would they just close on the home, we were told *they* would sue my mom for breach of contract. Reel essentially caused my mother to undergo tens of thousands in legal fees and the trauma of being forced to evict her own child and young grandchild. Furthermore, Reel then approached my "father" privately (in violation of the court motion) to obtain a new contract (cutting out the agent that found them this land and his commission fees!)

My eviction was intentionally served over the year-end holidays while I was hospitalized so I could not move my things. The new contract doesn't only short their agent but ensures they take possession of my lifetime of possessions. Every developer and agent in Vienna that I have spoken to is shocked/appalled by Reel Homes. They have all overwhelmingly stated that they would have been happy to give me FREE access to the home to obtain my things. Instead barriers are being put up. For example, despite the fact that Reel plans to tear down the home, I have been told I am allowed to try to

Reel Homes

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Write a review

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9 reviews ⓘ

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Obviously we will have a lifetime of concerns about identity theft, fraud, etc. from personal items trapped in this home - all stemming from Reel's failure to simply allow reasonable access to the home. The only possible explanation I see here is dishonesty and retaliation. They don't need to do this to me. They are doing this because they can.

In response to their reply I do want to again state that I never said that I spoke directly with anyone from Reel - in fact, my very complaint was that I tried to reach out several times without response. Instead the Commissioner added language forbidding contact, on your request. Communications were always through your initial agent as well as the court Commissioner of Sale; that

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Write a review

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9 reviews ⓘ

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Reel Homes (Owner)
3 months ago

The property we believe in question here (We have NEVER spoken directly to this person, any of their family or any of their attorneys) was brought to us by a few real estate agents that it would be available to purchase. All we knew about the property was that it was in the courts and that if it ever got to the point where it could be sold, we would be notified. This entire "review" was fabricated and completely false. Anyone that knows anything about real estate transactions would know this story makes zero sense.

Furniture: Remove before Staging

Patio:

1. Grill
2. Long (6 ft?) glass topped table

Living Room:

3. Chaise lounge (blue)
- 4.

Family room:

5. Tan ottoman
6. 2 red accent chairs

Office:

7. 2 matching small secretarial desks

Kitchen:

8. All kitchen items (pots/pans/mugs etc. – would be nice to leave cookbooks)

Dining Room:

9. Dining room chairs
10. Server (older one)
11. Grandfather clock (take now or later)
12. Rugs x 3

Closet outside bathroom nearest to garage:

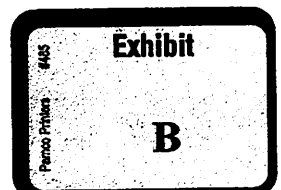
13. Stackable Red boxes and decorative items

Library (1st floor level):

14. 2 matching chairs and ottoman

Master bedroom:

15. White glass sides/front cabinet (in entry room)
16. Drapes
17. White cabinet (far side of bedroom – used as bedside table)
18. Wrought iron planters on porch



Master Bathroom:

- 19. Rugs and all remaining decorative items
- 20. Safe (does it convey with house?)

Library (second floor):

- 21. VCR tapes and lots of other personal items (puzzles, framed art, etc.)

Bedroom/attached bath across from upstairs library:

- 22. Jewelry Box
- 23. 2 Upholstered Chairs (checkered one matches ones in other bedroom)
- 24. All decorative items in bathroom
- 25. White cabinet in bathroom

Second Upstairs Bedroom/attached bathroom:

- 26. Glass topped table and 3 chairs with checkered fabric covers (see above)
- 27. Floral upholstery chairs (x2)
- 28. Faux bear fur rug
- 29. Small checkered accent table
- 30. Dining table top (in closet) – legs in pocket-door room in closet
- 31. Large mirror – in closet
- 32. Cream-colored armoire
- 33. White storage unit in attached bathroom
- 34. Stool in attached bathroom
- 35. All decorative items in attached bathroom

Pocket Door Room:

- 36. Canopy Bed frame
- 37. Bookcase
- 38. Comforters/pillows/etc. in storage closets

Hallway outside Pocket Door Room:

- 39. 2 bookcases with various items on them
- 40. Framed art on floor next to bookcases

Cedar closet between Pocket Door Room and Apartment:

- 41. 6 dining room chairs
- 42. Elfa storage bins and racks
- 43. Miscellaneous other items

Apartment – Living Room:

- 44. Bed/mattress
- 45. 2 high heel shoes tables
- 46. Red bar stools x 4
- 47. Armoire
- 48. 2 matching bookcases (may match ones in hallway?)
- 49. Blue chaise lounge
- 50. TV

Apartment bathroom:

- 51. All decorative items

Apartment kitchen:

- 52. Buffet table

Apartment bedroom:

- 53. TV (may not work – per Bill)
- 54. All personal items and bedding

Basement Media (A/V) Room:

- 55. Blue leather recliner

Bar area:

- 56. 4 bar stools
- 57. Large Mitsubishi projection TV
- 58. Navy Blue Rug

Basement:

- 59. Glass table with four matching chairs and wine rack
- 60. Piano
- 61. Blue leather sectional – several pieces (may match blue recliner in AV room)
- 62. Small off-white painted ladies secretary

Bedroom in basement:

- 63. Lifecycle
- 64. Sewing machine in cabinet

65. Bedding

Sauna/Tub Room:

66. All decorative items including pillows

Basement storage closet:

67. Bicycles

68. More boxes of red stackable boxes

69. Cedar chest

70. Rabbit cages

Fwd: Furniture in 11195 Gunston Road Listong

From [REDACTED]

Date Tue 6/24/2025 11:58 AM

To [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Begin forwarded message:

From: Shelley Mountjoy <shelleymountjoy@yahoo.com>
Date: June 24, 2025 at 11:55:33 AM EDT
To: info <info@chrisseyandlisa.com>, DeNese Slaey <denese.slaey@gmail.com>
Subject: Furniture in 11195 Gunston Road Listong

Hello. I am the daughter of Mary DeNese Slaey. I understand your company has been chosen for the court-ordered sale of the home at 11195 Gunston Road Lorton, VA 22079.

The vast majority of the furniture in this home belongs to my mother. She is strongly opposed to it being used for staging and showings. She has been denied most of her possessions - despite even supplying proof of ownership - for many years now. I will continue to aggressively push for access to remove her furniture. She wants it - it's her property and it would be cumbersome to move after a sale. Plus, her items have been damaged over the last four years (while she was not allowed to remove her own property) and continuing to have them remain on site subjects her most valuable items to additional damage.

My mother is 73 years old. She is disabled and will soon be moving out-of-state. She wants the familiarity of her furnishings - particularly after the loss of the home itself and the fact that almost every single thing we were allowed to take (only more recently) was already damaged or destroyed.

I have asked the Commissioner of Sale (Kyle Skopic), repeatedly, to let you know about my mother's significant objection to the staging plan. I mentioned this early on as well. I also presented numerous alternatives to her. She told me yesterday that she has not conveyed these concerns. Therefore, I am choosing to let you know myself.

→ I feel that that, presuming I am successful in obtaining access through outside resources, the house will look even worse for these things to be pulled out mid-listing than for you simply to begin from day one knowing her things won't be there and focusing a budget/efforts on highlighting main living areas. Perhaps I'm wrong or Ms. Skopic has reason to believe I will not be successful... nevertheless, I will not give up this fight though out the listing - publicly, if needed.

Furthermore, what is happening here - holding my mother's belongings hostage despite no legal right to do so - is theft. I find it unethical to not let you know in advance that your listing plan is essentially an accomplice to furthering the suffering and distress of a disabled senior who has already gone through significant hardship and abuse. Although Ms. Skopic did tell me that you would not discuss this with me, I do think it's inconsiderate of your professional reputation not to be aware of this matter.

Thank you.

- Shelley

Exhibit

C