

Florida Department of Law Enforcement

Case Number: FM-11-0119

Twentieth Judicial Circuit of Florida



Investigative Summary:

NOT For Sale by Owner

Incident Dates:
June 26, 2019 – April 11, 2022

SUSPECTS:

Name: Tabria Anorria Josey

Race: African American

Sex: Female

DOB: 06/12/2001

SSN: [REDACTED]

Last known address: 18058 46th Ct. N., Loxahatchee, FL

Driver's License: FL [REDACTED]

**IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT
IN AND FOR LEE COUNTY, FLORIDA**

AFFIDAVIT FOR ARREST WARRANT

BEFORE ME, the Honorable Nicole Mirra, Judge of the Twentieth Judicial Circuit in and for Lee County, Florida, personally appeared Special Agent Kendall Norman of the Florida Department of Law Enforcement (FDLE) who, being first sworn, deposes and says: Your Affiant is a sworn law enforcement officer of the State of Florida, and as such is empowered to conduct investigations of and make arrests for violations of the criminal laws of the State of Florida, and believes that laws of the State of Florida have been violated, specifically those laws enumerated in Florida State Statutes (FSS) as follows:

Count 01: Scheme to Defraud

F.S. 817.034(4)(a)1, First Degree Felony

Count 02: Scheme to Defraud

F.S. 817.034(4)(a)3, Third Degree Felony

Count 03: Grand Theft

F.S. 812.014(2)(c)2, Third Degree Felony

Count 04: Aggravated White-Collar Crime

F.S. 775.0844(5)(c), First Degree Felony

Count 05: Money Laundering

F.S. 896.101(3)(a), 896.101(5)(c), First Degree Felony

Count 06: Communications Fraud

F.S. 817.034(4)(b)1 – Third Degree Felony

Count 07: Communications Fraud

F.S. 817.034(4)(b)1 – Third Degree Felony

The reasons your Affiant believes that these laws have been violated, and that Tabria Josey is the person who violated these laws are as follows:

Investigation revealed that between November 18, 2020 and April 11, 2022, Tabria Josey created 7 fictitious title companies: Cedar Hawk Title, Forest Title, Brookefield National Title, Zeek Title, Lotus National Title, Lotus National Title and Escrow, and Fidelity National Title and Insurance.

Investigation further revealed that Josey created several fictitious title agents: Victoria Lansen, Sabrina Grant, Lindsey Mills, Briana Mills, Kayla Mitchells, and Melissa Fletcher who acted as employees of the fictitious title companies. Josey then created websites, Facebook accounts, email addresses, and LinkedIn profiles for the fictitious title companies and title agents. Josey also created VoIP (voice over internet protocol) phone numbers and utilized them in association to the fictitious title agencies and title agents. Your Affiant further alleges that Josey impersonated [REDACTED] a licensed title agent, as outlined later in this Affidavit.

Tabria Josey then listed properties "For Sale By Owner" on several listing websites such as: Craigslist.org, Zillow.com, Trulia.com, forsalebyowner.com, Realtor.com, and Facebook Marketplace. The sales postings would include a phone number and/or email address that was created and managed by Josey. When the buyers would contact the phone number/email provided, they would speak to Josey and negotiate terms of the sale. In numerous cases, Josey utilized the owners' real name and address.

After Josey and the victim agreed upon the terms of the transaction, a real estate sale contract was virtually signed via electronic document applications such as: DocuSign, HelloSign, and AppFiles. It should be noted that these electronic document applications capture the IP addresses from which the parties' sign the contracts.

After the contract was signed, Josey (posing as the seller) referred the victim to one of the seven fictitious title companies that she had created. Josey then acted as a title agent for the fraudulent title company using one of the several aliases. Josey (now posing as the title agent) communicated with the victims requesting an earnest money deposit (down payment) and provided wiring instructions which showed the title company's bank account at Wells Fargo Bank. However, none of the fictitious title companies had an account with Wells Fargo. Investigation revealed that Wells Fargo was utilized as a pass through; wherein the money was deposited into a Stripe, Inc. (Stripe) account. Stripe is a payment service provider that allows a merchant or business owner to process credit and debit card payment transactions without a third-party processor or merchant account. A third-party processor utilizes a single merchant account and processes numerous transactions for numerous businesses.

After receiving the funds, Josey turned off all forms of communication with the buyer. Once the funds were received in the Stripe account, Josey transferred the funds to bank accounts in the name of Josey and accounts in the names of Josey [REDACTED]

Your Affiant has identified 21 properties, 20 of those properties being in Florida, as part of Josey's scheme. The properties were located in the following Florida counties: Lee, Indian River, Palm Beach, Flagler, Orange, and St. Lucie.

Your Affiant has identified 41 interested buyers/victims who contacted Josey and attempted to purchase property.

Your Affiant has identified over \$256,895 in wires to various Stripe accounts associated with Josey [REDACTED] [REDACTED]. An additional \$16,500 was requested by Josey's fictitious title agents, however, the victims never wired the money.

In addition to identifying Tabria Josey as a suspect through her Stripe accounts and associated bank accounts, it was found that the fictitious title companies, fictitious websites, fictitious title agents, and fictitious email addresses utilized in this scheme were linked to Tabria Josey's Comcast IP address of 73.0.192.84 (as noted throughout this Affidavit) for most of the incidents outlined in this Affidavit.

The scheme to defraud, money laundering, grand theft, and aggravated white-collar crime, will be outlined in this Probable Cause Affidavit.

<p>PROPERTY # 1 LOCATION: [REDACTED] SEBASTIAN, FL. INDIAN RIVER COUNTY OWNER: UNCONFIRMED DATES: 12/17/2020 VICTIM: [REDACTED]</p>

Victim [REDACTED] attempted to purchase [REDACTED] in December of 2020. The property was listed on Facebook Marketplace as For Sale by Owner by Facebook user name "Anorri Leslie". [REDACTED] contacted "Leslie" and was referred to "[REDACTED]@zeektitle.com, who represented herself as a title agent for Zeek Title Company. A Purchase and Sale Agreement was signed by [REDACTED] and seller "[REDACTED]", who utilized email address: wyclife10@gmail.com and accessed HelloSign through IP address 73.0.192.84.

██████████ requested ██████████ wire \$10,000 to Wells Fargo account # ██████████ as earnest money (down payment) on December 17, 2020. Your Affiant has confirmed that ██████████ deposit was wired through Wells Fargo to Stripe. Wix.com subpoena results reflected an account in the name of “Alexandria Ray” with an associated URL listed as www.foresttitle.com, and an email address of zeekmortgage@gmail.com. This Stripe account was accessed by Comcast IP address, 73.0.192.84.

Wix.com subpoena results reflected that the URL/web address of Zeekmortgage.com was created on March 30, 2020 with a user name of “tjwebdesignsllc” and an email address of tjwebdesignsllc@gmail.com, and was accessed by IP address 73.0.192.84. Google records reflect that account tjwebdesignsllc@gmail.com was created by Tabria Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Tabria Josey listed as a Manager.

Between December 14 and December 24, 2020, \$15,494 was transferred from Stripe into Josey’s Capital One bank account # ██████████

By fraudulently listing the property located at ██████████ for sale and by collecting earnest money toward the purchase, Josey defrauded one victim for a total loss of \$10,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 2 LOCATION: 2902 ██████████ LEHIGH ACRES, FL. LEE COUNTY OWNER: ██████████ DATES: 4/13/2021 – 6/9/2021 VICTIMS: ██████████
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Victim ██████████ attempted to purchase ██████████ for her daughter, ██████████ in April of 2021. The property was listed on Facebook Marketplace as For Sale by Owner by “Angela Duggan”, which was learned to be one of the aliases used by Josey in furtherance of this scheme. ██████████ contacted the listed “owner” and was referred to Zeek Title Company and Title Agent ██████████ Ronzato”, with an email address of: ██████████@zeektitle.com. A Land Purchase and Sale Contract was signed by ██████████ and sellers “Angela Duggan” at angeladuggan0@gmail.com and ██████████ at wyclifee10@gmail.com representing ██████████

██████████ The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete electronic signatures of “Duggan” and ██████████

██████████ Ronzato” requested ██████████ wire \$2,500 to Wells Fargo account # ██████████
██████████ wired the funds on April 14, 2021. Your Affiant has confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Alexandria Ray” with an associated URL listed as www.foresttitle.com. This Stripe account was accessed by Comcast IP address, 73.0.192.84.

Google Records confirmed that email address angeladuggan0@gmail.com was created by Tabria Josey on May 21, 2020. The URL/web address of ForestTitle.com was created on March 30, 2020, by Tabria Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

In the five days following the wire transfer deposit into the Stripe account, multiple transfers were made from the Stripe account into Josey’s Capital One bank account # ██████████ totaling \$4,420.96.

Victim ██████████ attempted to purchase ██████████ and ██████████
██████████ in May of 2021. The property was listed on Facebook Marketplace as For Sale by Owner by “Sabrina Grant”, which was learned to be one of the aliases used by Josey in furtherance of this scheme. ██████████ contacted Grant at email address: sabinagrants@foresttitle.com, who represented herself as a title agent for Forest Title. A Land Purchase and Sale Contract was signed by ██████████ and seller ██████████, who claimed to be a representative for ██████████. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signature “██████████
██████████

“Grant” requested ██████████ wire \$5,000 (\$2,500 per property) to Wells Fargo account # ██████████
██████████ wired the funds on May 11, 2021. Your Affiant confirmed that the money was wired through Wells Fargo and to Stripe. Stripe subpoena results confirmed that account was in the name of “Alexandria Ray” with an associated URL listed as www.foresttitle.com. This Stripe account was accessed by Comcast IP address, 73.0.192.84.

Wix.com subpoena results reflected that the URL/web address of ForestTitle.com was created on March 30, 2020, by Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

In the three days following the wire transfer deposit into the Stripe account, multiple transfers were made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$6,940.80.

Victim [REDACTED] attempted to purchase [REDACTED] in June of 2021. The property was listed on Zillow.com, ForSaleBuyOwner.com, and Realtor.com as For Sale by Owner by "Tiffany Monzako", which was learned to be one of the aliases used by Josey in furtherance of this scheme. "Monzako" referred [REDACTED] to "Sabrina Grant" at email address: sabrinagrants@foresttitle.com, who represented herself as a title agent with Forest Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] logging an IP address of 73.0.192.84 on the contract's electronic signatures. Grant requested [REDACTED] wire \$1,500 to Wells Fargo account # [REDACTED]. While Josey attempted to defraud [REDACTED] out of the \$1,500, [REDACTED] did not wire the funds.

Wix.com subpoena results reflected that the URL/web address of ForestTitle.com was created on March 30, 2020, by Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

The endeavor to obtain these funds is a violation of Florida Communications Fraud F.S. 817.034(4)(b)1.

Victim [REDACTED] attempted to purchase [REDACTED] in June of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED]. [REDACTED] referred [REDACTED] to "Sabrina Grant" at email address: sabrinagrants@foresttitle.com, who represented herself as a title agent for Forest Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED], who claimed to be a representative for [REDACTED]. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures [REDACTED].

"Grant" requested [REDACTED] wire \$2,500 to Wells Fargo account # [REDACTED]. [REDACTED] wired the funds on June 7, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe.

Stripe subpoena results confirmed that account was in the name of “Alexandria Ray” with an associated URL listed as www.foresttitle.com. This Stripe account was accessed by Comcast IP address, 73.0.192.84.

ForestTitle.com was created on March 30, 2020, by Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

In the five days following the wire transfer deposit into the Stripe account, multiple transfers were made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$5,373.69.

Victim [REDACTED] attempted to purchase [REDACTED] in June of 2021. The property was listed on Zillow.com For Sale by Owner by “Tiffany Monzako”, which was learned to be one of the aliases used by Josey in furtherance of this scheme. [REDACTED] contacted “Monzako” and was referred to “Sabrina Grant” at email address: sabrinagrants@foresttitle.com, who represented herself as a title agent for Forest Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] who claimed to be a representative for [REDACTED]. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signature [REDACTED].

“Grant” requested [REDACTED] wire \$1,500 to Wells Fargo account # [REDACTED] wired the funds on June 9, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Alexandria Ray” with an associated URL listed as www.foresttitle.com. This Stripe account was accessed by Comcast IP address, 73.0.192.84.

Wix.com subpoena results reflected that ForestTitle.com was created on March 30, 2020, by Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

In the five days following the wire transfer deposit into the Stripe account, multiple transfers were made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$5,373.69.

Victim [REDACTED] attempted to purchase [REDACTED] in June of 2021. The property was listed on Zillow.com as For Sale by Owner. [REDACTED] contacted the owner [REDACTED] and was referred to “Sabrina Grant” at email address: [REDACTED]

sabrinagrants@foresttitle.com, who represented herself as a title agent for Forest Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] monzakotiffany@gmail.com. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

“Grant” requested [REDACTED] wire \$2,500 to Wells Fargo account # [REDACTED] wired the funds on June 9, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Alexandria Ray” with an associated URL listed as www.foresttitle.com. This Stripe account was accessed by Comcast IP address, 73.0.192.84.

Wix.com subpoena results reflected that ForestTitle.com was created on March 30, 2020, by Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

In the five days following the wire transfer deposit into the Stripe account, multiple transfers were made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$5,373.69.

[REDACTED] property owner, provided FDLE Special Agent (SA) Justin Gilmer a statement on June 8, 2021. [REDACTED] stated that he did not list his property for sale and did not authorize anyone else to list his property for sale or act on behalf of his company. [REDACTED]

By impersonating owner [REDACTED] and acting on behalf of [REDACTED] when listing the property located at [REDACTED] for sale, Josey defrauded 5 victims for a total loss of \$13,000 and attempted to defraud 1 other victim. The endeavor to obtain these funds is a violation of Florida Communications Fraud, F.S. 817.034(4)(b)1. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 3
LOCATION [REDACTED] LEHIGH ACRES, FL
LEE COUNTY
OWNERS: [REDACTED]
DATES: 7/28/2021
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in July of 2021. The property was listed on Craigslist.org as For Sale by Owner by “Tiffany”. [REDACTED] contacted “Tiffany” and was referred to “Lindsey Mills” at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent for with Brookefield National Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] utilizing email address: monzakotiffany@gmail.com, (this email address was also used in other fraudulent sales).

“Mills” requested [REDACTED] wire \$2,500 to Wells Fargo account # [REDACTED] wired the funds on July 28, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was account in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and the same IP address, 73.0.192.84. Google results reflected that Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. An IP address range is a range of IPv6 numbers assigned to one IP address so that multiple devices can access the IP address at once, receiving a different IPv6 for every device.

Wix.com subpoena results reflected that the URL/web address of Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions was also created and listed Josey as the developer and included a picture of Josey.

On July 28, 2021, a transfer was made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$7,492.

By impersonating the home owners when signing the sale contract for the property located at [REDACTED] [REDACTED] Josey defrauded 1 victim for a total loss of \$2,500. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 4
LOCATION: [REDACTED] ORLANDO, FL [REDACTED]
ORANGE COUNTY
OWNER: [REDACTED]
DATES: 8/6/2021
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in August of 2021. The property was listed on Zillow.com and Craigslist.org as For Sale by Owner by “Tiffany”. [REDACTED] contacted “Tiffany” and was referred to “Lindsey Mills” at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Land Purchase and Sale Agreement was signed by [REDACTED] and seller “Tiffany Monzako”, monzakotiffany@gmail.com (this email address was also used in other fraudulent sales) acting on behalf of New World Group, LLC.

“Mills” requested [REDACTED] wire \$5,300 to Wells Fargo account # [REDACTED] wired the funds on August 6, 2021. Your Affiant confirmed the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with a URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and the same IP address, 73.0.192.84. Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ce4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Wix.com subpoena results reflected that the URL/web page Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, a user name of bizkorewebsolution, and email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the four days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$5,292.

By representing herself as the owner and acting on behalf of [REDACTED] when listing the property located at [REDACTED] for sale, Josey defrauded 1 victim for a total loss of \$5,300. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 5
LOCATION: [REDACTED] **LEHIGH ACRES, FL.**
LEE COUNTY
OWNERS: [REDACTED]
DATES: 8/18/2021 – 8/23/2021
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in August of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Lindsey Mills”, who represented herself as a title agent for with Brookefield National Title. A Vacant Land Contract was signed by [REDACTED] and sellers [REDACTED] [REDACTED]@gmail.com (this email address was also used in other fraudulent sales), and [REDACTED] [REDACTED]

“Mills” requested [REDACTED] wire \$6,700 to Wells Fargo account # [REDACTED] wired the \$6,700 on August 18, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that the URL/web page of Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$6,692.

Victim [REDACTED] attempted to purchase [REDACTED] in August of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Lindsey Mills”, who represented herself as a title agent with Brookefield National Title. A Vacant Land Contract was signed by [REDACTED] and sellers [REDACTED]

██████████@gmail.com (this email address was also used in other fraudulent sales), and ██████████
██████████

“Mills” requested ██████████ wire \$4,500 to Wells Fargo account # ██████████ wired the \$4,500 on August 23, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey’s Capital One bank account # ██████████ totaling \$8,992.

Victim ██████████ attempted to purchase ██████████ in August 2021. The property was listed on Zillow.com as For Sale by Owner by ██████████ contacted ██████████ and was referred to “Lindsey Mills”, who represented herself as a title agent with Brookefield National Title. A Vacant Land Contract was signed by ██████████ and sellers ██████████ ██████████@gmail.com (this email address was also used in other fraudulent sales), and ██████████
██████████

“Mills” requested ██████████ wire \$4,500 to Wells Fargo account # ██████████ wired the \$4,500 on August 23, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was account in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84. Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned

to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$8,992.

By impersonating owner [REDACTED] when listing the property located at [REDACTED] [REDACTED] for sale, Josey defrauded 3 victims for a total loss of \$11,700. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 6
LOCATION: [REDACTED] LEHIGH ACRES, FL.
LEE COUNTY
OWNERS: [REDACTED]
DATES: 9/1/2021 – 9/14/2021
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in September of 2021. The property was listed on Craigslist.org as For Sale by Owner by [REDACTED] contacted [REDACTED] who referred her to "Lindsey Mills" at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Vacant Land Contract was signed by [REDACTED] and sellers [REDACTED]

"Mills" requested [REDACTED] wire \$5,600 to Wells Fargo account # [REDACTED] wired the \$5,600 on September 1, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address

of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$5,592.

Victim [REDACTED] attempted to purchase [REDACTED] in September of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Lindsey Mills", who represented herself as a title agent for with Brookefield National Title. A contract for the sale of the property was signed by [REDACTED] and the "seller".

"Mills" requested [REDACTED] wire \$4,600 to Wells Fargo account # [REDACTED] wired the \$4,600 on September 7, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the three days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$16,384.

Victim [REDACTED] attempted to purchase [REDACTED] in September of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Lindsey Mills", who represented herself as a title agent with Brookefield National Title. A Vacant Land Contract was signed by [REDACTED] and sellers [REDACTED]
[REDACTED]

“Mills” requested [REDACTED] wire \$2,300 to Wells Fargo account # [REDACTED] wired the \$2,300 on September 7, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the three days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$16,384.

Victim [REDACTED] attempted to purchase [REDACTED] in September of 2021. The property was listed on online as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Lindsey Mills”, who represented herself as a title agent with Brookefield National Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED]

“Mills” requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired the \$5,500 on September 10, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address

of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

The same day that the wire transfer deposited into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account #36112606667 totaling \$9,092.

Victim [REDACTED] attempted to purchase [REDACTED] in September of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Lindsey Mills", who represented herself as a title agent with Brookefield National Title.

"Mills" requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired the \$5,500 on September 14, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the three days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$11,084.

By impersonating owner [REDACTED] when listing the property located at [REDACTED] [REDACTED] for sale, Josey defrauded 5 victims for a total loss of \$23,500. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

	PROPERTY # 7	
LOCATION:	[REDACTED]	WELLINGTON, FL.
	PALM BEACH COUNTY	
OWNERS:	[REDACTED]	
	DATES: 9/30/2021	
VICTIMS:	[REDACTED]	

Victims [REDACTED] attempted to purchase [REDACTED] FL. in September of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED]. The [REDACTED] contacted [REDACTED] and were referred to "Lindsey Mills" at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Residential Contract for Sale and Purchase was signed by the [REDACTED] and sellers [REDACTED] [REDACTED]@gmail.com. The IP logs of DocuSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signature of [REDACTED].

"Mills" requested the [REDACTED] wire \$5,000 each (\$10,000 total) to Wells Fargo account # [REDACTED]. [REDACTED] wired the funds on September 30, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com and IP address, 73.0.192.84. Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the four days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$9,016.

By impersonating owner [REDACTED] when listing the property located at [REDACTED] [REDACTED] for sale, Josey defrauded 2 victims for a total loss of \$10,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

<p style="text-align: center;">PROPERTY # 8 LOCATION [REDACTED] LEHIGH ACRES, FL. LEE COUNTY OWNER: [REDACTED] DATES: 10/6/2021 – 10/22/2021 VICTIMS: [REDACTED]</p>
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Victim [REDACTED] attempted to purchase [REDACTED] in October of 2021. The property was listed on Craigslist.org as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Lindsey Mills” at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Vacant Land Contract was signed by [REDACTED] and seller [REDACTED] utilizing email address: wycliffeestates@gmail.com.

“Mills” requested [REDACTED] wire \$4,500 to Wells Fargo account # [REDACTED] wired the funds on October 6, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and IP address 73.0.192.84.

Google results reflected that the Google email account wycliffeestates@gmail.com was created by “Wycliffe Estates” on January 13, 2020, and has been identified through other victim’s real estate sale contracts as being associated with IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Wix.com subpoena results reflected that URL/web page of Brookefieldnational.com was created on June 18, 2020, by Josey at IP address 73.0.192.84, with a user name of bizkorewebsolution, and an email address

of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$4,492.

Victim [REDACTED] attempted to purchase [REDACTED] in October of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Lindsey Mills" at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent for with Brookefield National Title. A Contract for Sale and Purchase was signed by [REDACTED] and seller [REDACTED] wycliffeestates@gmail.com. The IP logs of DocuSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

"Mills" requested [REDACTED] wire \$4,500 to Wells Fargo account # [REDACTED] was unable to wire the funds and requested to pay by debit card, providing his debit card number to Mills. On October 12, 2021, [REDACTED] debit card was processed for a charge of \$4,455.00 through uShip. uShip, Inc. is a neutral online technology marketplace where shipping customers and transportation service providers can connect and enter into agreements. A uShip account was created in the name of [REDACTED] with an email address of [REDACTED]@gmail.com [REDACTED] did not create this account). On October 12, 2021, [REDACTED] uShip account accepted a quote from a uShip account in the name of "BrookefieldNational" to ship a John Deere 7R 210 for \$4,455.00. The uShip account in the name of BrookefieldNational has a user name of Ambar Medina and an email address of zusetravel@gmail.com.

On October 14, 2021, \$3,639.50 was deposited from uShip into Josey's Capital One bank account # [REDACTED] was able to receive a refund from uShip.

Google results reflected that the Google email account wycliffeestates@gmail.com was created by "Wycliffe Estates" on January 13, 2020, and has been identified through other victims' real estate sale contracts as being associated with IP address, 73.0.192.84.

Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of

biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

Google results reflected that the Google account archminauto@gmail.com was created on January 28, 2021 by "Archmin Auto-Private Archmin" utilizing an IP address of 2601:587:4302:4000:b9b5:280e:4719e:60a3 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Victim [REDACTED] attempted to purchase [REDACTED] in October of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Lindsey Mills", who represented herself as a title agent with Brookefield National Title. [REDACTED] stated that a contract was signed but was unable to locate it.

"Mills" requested [REDACTED] wire \$4,500 to Wells Fargo account # [REDACTED] wired the funds on October 12, 2021. The money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address 73.0.192.84. Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account [REDACTED] totaling \$5,477.

Victim [REDACTED] attempted to purchase [REDACTED] in October of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Lindsey Mills", who represented herself as a title agent with Brookefield National Title. An Offer to Purchase Real Estate contract was signed by [REDACTED] and [REDACTED]

"Mills" requested [REDACTED] wire \$4,500 to Wells Fargo account # [REDACTED] wired the funds on October 19, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at IP address 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the three days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$4,484.

Victim [REDACTED] attempted to purchase [REDACTED] in October of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] for \$4,500. [REDACTED] contacted [REDACTED] who also attempted to sell [REDACTED] property located at [REDACTED] for \$4,500 and [REDACTED] for \$6,400. [REDACTED] told [REDACTED] that [REDACTED] were owned by her relatives. [REDACTED] referred [REDACTED] to "Lindsey Mills" at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] at email address: [REDACTED]@gmail.com. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

"Mills" requested [REDACTED] wire \$16,600 to Wells Fargo account # [REDACTED] [REDACTED] wired \$10,200 (including \$1,200 closing costs) on October 20, 2021 for [REDACTED] [REDACTED] wired \$6,400 (no closing costs) on October 22, 2021 for [REDACTED]

Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and IP address 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that the URL/web page of Brookefieldnational.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two weeks following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$21,073.

[REDACTED] provided a statement to FDLE Special Agent Supervisor (SAS) Tracy Maurer on April 1, 2022. [REDACTED] stated that she did not list her property for sale and did not authorize anyone else to list her property for sale. She also did not virtually sign any of the sale contracts.

By impersonating owner [REDACTED] when listing the property located at [REDACTED] [REDACTED] for sale, Josey defrauded 5 victims for a total loss of \$22,445. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

<p style="text-align: center;">PROPERTY # 9</p> <p>LOCATION: [REDACTED] LEHIGH ACRES, FL [REDACTED]</p> <p style="text-align: center;">LEE COUNTY</p> <p>OWNERS: [REDACTED]</p> <p style="text-align: center;">DATES: 10/22/2021</p> <p>VICTIMS: [REDACTED]</p>
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Victim [REDACTED] attempted to purchase [REDACTED] in October of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] for \$4,500. [REDACTED] contacted [REDACTED] who also attempted to sell [REDACTED] property located at [REDACTED] for \$4,500 and [REDACTED] for \$6,400. [REDACTED] told [REDACTED] that [REDACTED] were owned by her relatives. [REDACTED] referred [REDACTED] to "Lindsey Mills" at email address: [REDACTED]

lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] and [REDACTED] at email address: [REDACTED]@gmail.com. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED] and [REDACTED]

“Mills” requested [REDACTED] wire \$16,600 to Wells Fargo account # [REDACTED] [REDACTED] wired \$10,200 (including \$1,200 closing costs) on October 20, 2021 for [REDACTED] [REDACTED] wired \$6,400 (no closing costs) on October 22, 2021 for [REDACTED] Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and IP address 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ce4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that the URL/web page of Brookefieldnational.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two weeks following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey’s Capital One bank account # [REDACTED] totaling \$21,073.

[REDACTED] provided a statement to your Affiant on April 4, 2022. The [REDACTED] stated that they did not list their property for sale and did not authorize anyone else to list their property for sale. They also did not virtually sign any of the sale contracts.

By impersonating owner [REDACTED] when signing the sale contract for the property located at [REDACTED] for sale, Josey defrauded one victim for a total loss of \$4,500. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 10
LOCATION: [REDACTED] LEHIGH ACRES, FL
LEE COUNTY
OWNERS: [REDACTED]
DATES: 10/22/2021
VICTIM: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in October of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] for \$4,500. [REDACTED] contacted [REDACTED] who also attempted to sell [REDACTED] property located at [REDACTED] for \$4,500 and [REDACTED] for \$6,400. [REDACTED] told [REDACTED] that [REDACTED] were owned by her relatives. [REDACTED] referred [REDACTED] to "Lindsey Mills" at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] at email address: [REDACTED]@gmail.com. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

"Mills" requested [REDACTED] wire \$16,600 to Wells Fargo account # [REDACTED]. [REDACTED] wired \$10,200 (including \$1,200 closing costs) on October 20, 2021 for [REDACTED]. [REDACTED] wired \$6,400 (no closing costs) on October 22, 2021, for [REDACTED]. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and IP address 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that the URL/web page of Brookefieldnational.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the two weeks following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$21,073.

By impersonating owner [REDACTED] when signing the sale contract for the property located at [REDACTED] [REDACTED] for sale, Josey defrauded one victim for a total loss of \$6,400. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 11	
LOCATION:	[REDACTED] LOXAHATCHEE, FL.
	PALM BEACH COUNTY
OWNER:	[REDACTED]
	DATES: 11/11/2021 – 11/15/2021
VICTIMS:	[REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in November of 2021. The property was listed on Zillow.com as For Sale by Owner [REDACTED] contacted the “owner” and was referred to Lindsey Mills at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. [REDACTED] signed a Land Purchase and Sale Contract for the property showing seller [REDACTED] at email address: wycliffeestates@gmail.com (this email address was also used in other fraudulent sales) and IP address 73.0.192.84. The IP logs of DocuSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

“Mills” requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired \$3,000 on November 12, 2021, and \$2,500 on November 15, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the week following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$8,776.42.

Victim [REDACTED] attempted to purchase [REDACTED] in November of 2021. The property was listed on Zillow.com as For Sale by Owner [REDACTED] contacted [REDACTED] and was referred to Lindsey Mills at email address: lindseymills@brookefieldnational.com, who represented herself as a title agent with Brookefield National Title. A Land Purchase and Sale Contract was signed by [REDACTED] and seller [REDACTED] at email address: wycliffeestates@gmail.com. The IP logs of DocuSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

"Mills" requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired the \$5,500 on November 15, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Comcast IP address 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the week following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$8,776.42.

By impersonating owner [REDACTED] when listing the property located at [REDACTED] [REDACTED] for sale, Josey defrauded two victims for a total loss of \$11,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 12
LOCATION: [REDACTED] **LEHIGH ACRES, FL.**
LEE COUNTY
OWNERS: [REDACTED]
DATES: 11/23/2021
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in November of 2021. The property was listed on Trulia.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Briana Mills" at email address: brianamills@lotustitle.com, who represented herself as a title agent with Lotus National Title. A Vacant Land Contract was signed by [REDACTED] and sellers [REDACTED]

"Mills" requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired \$5,500 on November 23, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of "Ambar Medina" with an associated URL listed as www.lotustitle.com, an email address of lotusnationaltitle@gmail.com, and Comcast IP address 73.0.192.84.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

On December 16, 2021, \$6,672.87 was transferred from Stripe into [REDACTED] Fabria Josey [REDACTED] Regions bank account # [REDACTED]

By impersonating owner [REDACTED] when listing the property located at [REDACTED] for sale, Josey defrauded one victim for a total loss of \$5,500. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 13
LOCATION: [REDACTED] **LOXAHATCHEE, FL.**
PALM BEACH COUNTY
OWNER: [REDACTED]
DATES: 11/24/2021 – 11/26/2021
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in November of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Briana Mills” at email address: brianamills@lotustitle.com, who represented herself as a title agent with Lotus National Title. A Vacant Land Contract was signed by [REDACTED] and seller [REDACTED] at email address: miss.sunshine0094@gmail.com. The IP logs of DocuSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

“Mills” requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired the funds on November 24, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and IP address, 73.0.192.84.

Google results reflected that the Google account biz.lindseymills@gmail.com was created by “Lindsey Mills/Brookefield” on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Wix.com subpoena results reflected that Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

In the five days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Russell’s and Josey’s joint Regions bank account # [REDACTED] totaling \$6,672.87.

Victim [REDACTED] attempted to purchase [REDACTED] in November of 2021. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Briana Mills” at email address: brianamills@lotustitle.com, who represented herself as a title agent with Lotus National Title. A Vacant Land Contract was signed by [REDACTED] and seller [REDACTED] at email address: miss.sunshine0094@gmail.com, (this email address was also used in other fraudulent sales).

“Mills” requested [REDACTED] wire \$5,500 to Wells Fargo account [REDACTED] [REDACTED] wired the funds on November 26, 2021. The funds were unable to be located in any of the identified Stripe accounts, however, this Wells Fargo account number was provided to 3 other victims whose funds were sent to Stripe accounts associated with Josey.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

By impersonating the owner [REDACTED] when listing the property located at [REDACTED] [REDACTED] for sale, Josey defrauded 2 victims for a total loss of \$11,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

<p style="text-align: center;">PROPERTY # 14 LOCATION: [REDACTED] KLIN, MS MISSISSIPPI OWNERS: UNCONFIRMED DATES: 11/18/2020 – 11/30/2020 VICTIMS [REDACTED]</p>
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Victim [REDACTED] attempted to purchase [REDACTED] in November of 2020. The home was listed on Facebook Marketplace by “Victoria Larsen”, phone number: 561-310-8070 and email address: victoria@cedarhawktitle.com. “Larsen” represented herself as a title agent with Cedar Hawk Title and Zeek Title. Subpoena results identified 561-310-8070 as belonging to Josey through Grasshopper¹. A Land Purchase and Sale Contract was signed by [REDACTED] daughter, [REDACTED] and seller/owner “Tiffany Brooks” email address: misstiffany.brooks@gmail.com and was sent from email address: victoria@cedarhawktitle.com. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of “Tiffany Brooks” and was utilized to send the document from victoria@cedarhawktitle.com.

“Larsen” requested that [REDACTED] wire \$16,145 to Zeek Title at Wells Fargo account [REDACTED] [REDACTED] wired \$5,000 to Zeek Title Company on November 18, 2020, \$7,925 on November 24, 2020, and

¹ Grasshopper is a virtual PBX (Private Branch Exchange) telecommunications service that provides users with toll free and/or local telephone numbers that are forwarded to a secondary designated telephone number.

\$3,220 on November 30, 2020. On December 2, 2021, [REDACTED] emailed hello@cedarhawktitle.com to advise the company of what happened, throughout the email correspondence, [REDACTED] received emails from "Founder/CEO" of Cedar Hawk Title, "Tabria Josey", at tabria@cedarhawk.com.

Your Affiant confirmed that the money was wired to Stripe. Stripe subpoena results confirmed that account was in the name of "Alexandria Ray" with an associated URL listed as www.foresttitle.com with an associated IP address of 73.0.192.84.

A subpoena was served on Grasshopper and revealed the following: an account in the name of Tabria (no last name registered) with an email: tabria@cedarhawktitle.com purchased phone number 1-833-623-2582. This number was active on 12/8/2020 and cancelled 11/6/2021. A Google search revealed that 833-623-2582 is the listed business telephone number for Cedar Hawk Title. The address provided on the account was Josey's prior residential address of 178 Royal Pine Cir S., Royal Palm Beach, FL 33411. Billing information showed "Tabria Josey", Grasshopper account was accessed by IP address 73.0.192.84, and the "forward number" was phone 561-310-8070, which was utilized by "Victoria Lansen".

Wix.com subpoena results reflected that ForestTitle.com was created on March 30, 2020, by Josey at IP address 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

On November 20, 2020, a transfer was made from the Stripe account into "Frank Flores" CashApp card (mailed to Alexandria Ray at Josey's residence at 178 Royal Pine Circle S., Royal Palm Beach, FL.), totaling \$4,992.

On November 27, 2020, a transfer was made from the Stripe account into Frank Flores' CashApp card (mailed to Alexandria Ray at Josey's residence at 178 Royal Pine Circle S., Royal Palm Beach, FL.), totaling \$7,889.

On November 30, 2020, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$7,882.

By acting as a title agent when listing the property located at [REDACTED] for sale, Josey defrauded one victim for a total loss of \$16,145. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

<p style="text-align: center;">PROPERTY # 15 LOCATION: [REDACTED] PORT ST LUCIE, FL. ST. LUCIE COUNTY OWNERS [REDACTED] DATES: 12/10/2021 – 10/14/2021 VICTIMS [REDACTED]</p>

Victim [REDACTED] attempted to purchase [REDACTED] in December of 2021. The property was listed on Zillow.com as For Sale by Owner [REDACTED] contacted the listed owner and was referred to “Briana Mills” email address: brianamills@lotustitle.com, who represented herself as a title agent with Lotus National Title. A sales contract was signed.

“Mills” requested [REDACTED] wire \$12,000 to Wells Fargo account # [REDACTED] wired \$3,500 on December 10, 2021 and \$8,500 on December 14, 2021. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of “Ambar Medina” with an associated URL listed as www.lotustitle.com, an email address of lotusnationaltitle@gmail.com, and Comcast IP address 73.0.192.84.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at IP address 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

On December 16, 2021, \$5,487 was transferred from Stripe into [REDACTED] and Josey’s [REDACTED] Regions bank account # [REDACTED]

When listing the property located at [REDACTED] for sale, Josey defrauded 1 victim for a total loss of \$12,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 16
LOCATION: [REDACTED] PALM COAST, FL
FLAGLER COUNTY
OWNERS [REDACTED]
DATES: 1/5/2022 – 1/14/2022
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in January of 2022. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Briana Mills” at email address: brianamills@lotustitle.com, who represented herself as a title agent with Lotus National Title. A Vacant Land Contract was signed by Mendonsa and seller [REDACTED] miss.sunshine0094@gmail.com, and [REDACTED] lazylitwritingservice@gmail.com. The IP logs of DocuSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

“Mills” requested [REDACTED] wire an earnest money deposit of \$5,500 to Wells Fargo account # [REDACTED] wired the \$5,500 on January 5, 2022. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of [REDACTED] doing business as “LNT”, an email address of lotusnational1@gmail.com, address of [REDACTED] and the same IP address of 73.0.192.84, which accessed the account on January 5 and 6, 2022 [REDACTED] has been identified as a previous address for [REDACTED] up until December of 2021.

“Briana Mills” then requested [REDACTED] wire the remaining funds of \$17,900 to Wells Fargo account # [REDACTED] wired the \$17,900 on January 14, 2022. The money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of [REDACTED] [REDACTED] doing business as “TJR DESIGN” (Trajectory Web Design), website of “trajectorywebdesign.com”, and an address of 2110 Park Ave, Detroit, MI. This address was associated with the fraudulent title company, Lotus National Title. On January 25, 2022, Comcast IP address 73.0.192.84 accessed the Stripe account.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

On January 18, 2022, \$17,890 was transferred showing deposit memo "Www.Trajectorywe Transfer Tabria Josey" into [REDACTED] Josey's [REDACTED] Regions bank account # [REDACTED] Mendonsa was able to retrieve the wire of \$5,500 but was unable to retrieve the wire of \$17,900.

By impersonating owner [REDACTED] when listing for the property located at [REDACTED] [REDACTED] for sale, Josey defrauded and/or attempted to defraud 1 victim for a total of \$23,400. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 17 LOCATION: [REDACTED] PALM COAST, FL. FLAGLER COUNTY OWNERS: [REDACTED] DATES: 1/25/2022 - 1/26/2022 VICTIMS: [REDACTED]
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Victim [REDACTED] attempted to purchase [REDACTED] in January of 2022. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Briana Mills" at email address: brianamills@lotustitle.com, who represented herself as a title agent with Lotus National Title. A Vacant Land Contract was signed by [REDACTED] [REDACTED] and [REDACTED] lazylitwritingservice@gmail.com. The IP logs of DotLoop reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED] [REDACTED]

"Mills" requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired the \$5,500 on January 25, 2022. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of [REDACTED] [REDACTED] doing business as "TJR DESIGN" (Trajectory Web Design), website of "trajectorywebdesign.com", and an address of 2110 Park Ave, Detroit, MI. This address was associated with the fraudulent title company, Lotus National Title. On January 25, 2022, Comcast IP address 73.0.192.84 accessed the Stripe account.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

On January 26, 2022, \$5,400 was transferred showing deposit memo "Www.Trajectorywe Transfer Tabria Josey" into [REDACTED] Tabria Josey's [REDACTED] Regions bank account # [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in January of 2022. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to "Briana Mills" at email address: brianamills@lotustitle.com, who represented herself as a title agent with Lotus National Title. A Vacant Land Contract was signed by [REDACTED] and sellers [REDACTED] and [REDACTED] miss.sunshine0094@gmail.com. The IP logs of HelloSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of [REDACTED]

"Mills" requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired the \$5,500 on January 26, 2022. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of [REDACTED] doing business as "RID" (Reflections Interior Design), with an address of 2110 Park Ave, Detroit, MI. This address was associated with the fraudulent title company, Lotus National Title, as shown on the wiring instructions received by the victims. On February 2, 2022, and February 3, 2022, Comcast IP address 73.0.192.84 accessed the Stripe account.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

On January 31, 2022, \$10,900 was transferred showing deposit memo [REDACTED] Tabria Josey's [REDACTED] Regions bank account # [REDACTED]

On February 3, 2022, \$20,000 was transferred showing deposit memo [REDACTED] Tabria Josey's [REDACTED] Regions bank account # [REDACTED]

By impersonating owner [REDACTED] when listing the property located at [REDACTED] for sale, Josey defrauded 2 victims for a total loss of \$11,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 18
LOCATION: [REDACTED] BONITA SPRINGS, FL.
LEE COUNTY
OWNER: [REDACTED]
DATES: 2/2/2022
VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in February of 2022. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Briana Mills”, who represented herself as a title agent for Lotus National Title. A Vacant Land Contract was signed by [REDACTED] and seller [REDACTED] at email address: miss.sunshine0094@gmail.com (this email address was also used in other fraudulent sales).

“Mills” requested [REDACTED] wire \$7,000 to Wells Fargo account # [REDACTED] wired the \$7,000 on February 2, 2022. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of [REDACTED] [REDACTED] doing business as “RID” (Reflections Interior Design), with an address of 2110 Park Ave, Detroit, MI. This address was associated with the fraudulent title company, Lotus National Title.

On February 2, 2022, and February 3, 2022, Comcast IP address 73.0.192.84 accessed the Stripe account. On December 8, 2021, [REDACTED] the same address as Josey, 178 Royal Pine Cir., Royal Palm Beach, FL., where IP address 73.0.192.84 was assigned.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

On February 3, 2022, \$20,000 was transferred showing deposit memo [REDACTED] [REDACTED] Tabria Josey’s [REDACTED] Regions bank account # [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in February of 2022. The property was listed on Zillow.com as For Sale by Owner by [REDACTED] contacted [REDACTED] and was referred to “Briana Mills”, who represented herself as a title agent for Lotus National Title. A Vacant Land Contract was signed by [REDACTED] and seller [REDACTED]

“Mills” requested [REDACTED] wire \$7,500 to Wells Fargo account # [REDACTED] wired the \$7,500 on February 2, 2022. Your Affiant confirmed that the money was wired through Wells Fargo to Stripe. Stripe subpoena results confirmed that account was in the name of [REDACTED] [REDACTED] doing business as “RID” (Reflections Interior Design), with an address of 2110 Park Ave, Detroit, MI. This address was associated with the fraudulent title company, Lotus National Title.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

On February 2, 2022, and February 3, 2022, Comcast IP address 73.0.192.84 accessed the Stripe account. On December 8, 2021, [REDACTED] the same address as Josey, 178 Royal Pine Cir., Royal Palm Beach, FL., where IP address 73.0.192.84 was assigned.

On February 3, 2022, \$20,000 was transferred showing deposit memo [REDACTED] [REDACTED] Tabria Josey [REDACTED] Regions bank account # [REDACTED]

[REDACTED] provided a statement to FDLE Special Agent Supervisor (SAS) Tracy Maurer on March 21, 2022. [REDACTED] stated that she did not list her property for sale and did not authorize anyone else to list her property for sale. She also did not virtually sign any of the sale contracts.

By impersonating owner [REDACTED] when listing the property located at [REDACTED] [REDACTED] for sale, Josey defrauded 2 victims for a total loss of \$14,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 19 LOCATION: [REDACTED] LEHIGH ACRES, FL. LEE COUNTY OWNERS: [REDACTED] DATES: 2/7/2022 – 2/15/2022 VICTIMS: [REDACTED]

Victim [REDACTED] attempted to purchase [REDACTED] in February of 2022. The property was listed on Zillow.com by [REDACTED] as For Sale by Owner. [REDACTED] contacted [REDACTED] and was referred to “Briana Mills” at email address: brianamills@lotustitle.com, who represented herself

as a title agent with Lotus National Title. A Vacant Land Contract was signed by [REDACTED] and sellers [REDACTED]

“Mills” requested [REDACTED] wire \$5,500 to Wells Fargo account # [REDACTED] wired \$5,500 on February 7, 2022 and \$7,250 on February 15, 2022. Your affiant has been unable to locate this transaction in Stripe as of April 26, 2022. Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

[REDACTED] provided a statement to your Affiant on March 18, 2022. The [REDACTED] stated that they did not list their property for sale and did not authorize anyone else to list their property for sale. They also did not virtually sign any of the sale contracts.

By impersonating owner [REDACTED] when listing the property located at [REDACTED] FL. for sale, Josey defrauded 1 victim for a total loss of \$12,750. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

PROPERTY # 20 LOCATION: [REDACTED] LOXAHATCHEE, FL. PALM BEACH COUNTY OWNERS: [REDACTED] DATES: 3/1/2022 VICTIM: [REDACTED]
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Victim [REDACTED] attempted to purchase [REDACTED] in March of 2022. The property was listed as For Sale by Owner on Zillow.com by [REDACTED] contacted [REDACTED] and was referred to “Kayla Mitchell” at email address: kaylamitchell@fidelitytitlenc.com, who represented herself as a title agent with Fidelity National Title. A Vacant Land Contract was signed by [REDACTED] and seller [REDACTED] at email address: miss.sunshine0094@gmail.com (this email address was also used in other fraudulent sales).

“Mitchell” requested [REDACTED] make a 10% earnest money deposit of \$15,000 to Wells Fargo account # [REDACTED] [REDACTED] was suspicious of the transaction and located the legitimate owner, [REDACTED] [REDACTED] phone number. She advised him that she was not selling the property. [REDACTED] did not wire the funds.

Wix.com subpoena results reflected that Fidelitytitlenc.com was created on June 18, 2021 with a user name of "bizkorewebsolution" and an email address of biz.kore.websolutions@gmail.com from the same IP address, 73.0.192.84, and billing information for Tabria Josey. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

██████████ owner, reported to the Palm Beach County Sheriff's Office on March 1, 2022, alleging that someone was attempting to sell her property on Zillow without her permission. The endeavor to obtain these funds is a violation of Florida Communications Fraud F.S. 817.034(4)(b)1.

PROPERTY # 21 LOCATION: ██████████ BONITA SPRINGS, FL LEE COUNTY OWNER: ██████████ DATES: 4/11/2022 – 4/12/2022 VICTIMS ██████████

Victim ██████████ attempted to purchase ██████████ in April of 2022. The property was posted by "Delores" on Zillow.com as an Assignment of Contract. An assignment of contract involves transferring a real estate contract from an original party (also known as the real estate wholesaler or assignor) to a new party (also known as the assignee). ██████████ contacted "Delores" and was referred to "Melissa Fletcher" at email address: melissafletcher@lotustitle.com, who represented herself as a title agent with Lotus National Title. A Vacant Land Contract was signed by ██████████ and seller "Delores Wright" at email address: miss.sunshine0094@gmail.com (this email address was also used in other fraudulent sales). The IP logs of DocuSign reflect that IP address 73.0.192.84 was utilized to complete the electronic signatures of "Delores Wright".

"Fletcher" requested ██████████ wire \$25,000 to Wells Fargo account # ██████████
██████████ wired \$25,000 on April 12, 2022. Subpoena results for Stripe transactions are pending.

Wix.com subpoena results reflected that Lotustitle.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

By listing [REDACTED] as an Assignment of Contract and using an alias of “Delores Wright”, Josey did not have to impersonate the legitimate owner, however, in doing so Josey defrauded 1 victim for a total loss of \$25,000. The funds obtained are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)1.

RENTAL PROPERTIES – SCHEME TO DEFRAUD

Between June 26, 2019 and September 22, 2019, prior to the scheme to defraud involving fraudulent title companies detailed herein, Josey defrauded 4 victims by listing properties for rent online that she had no authority or authorization to do so. Josey drafted rental lease agreements and requested a security deposit and first months rent in the form of Zelle payment, money order, or cash. A summary of each incident associated with this scheme is as follows:

On June 26, 2019, [REDACTED] reported to the Palm Beach County Sheriff’s Office that she had been scammed out of \$1,100 during a fraudulent rental transaction. A room located in the home at [REDACTED] Wellington, FL. was listed online for rent by Tabria Josey, landlord. [REDACTED] contacted the number and agreed to rent the property and was provided a lease agreement. Your Affiant served a subpoena to Rocket Lawyer which revealed the lease agreement provided to [REDACTED] had been created by an account in the name of Mark Sanchez with an email address of Tabriajoseyy@gmail.com. Google account tabriajoseyy@gmail.com was created on August 21, 2019 in the name of Tabria Josey with an address of 13620 Yarmouth Ct. Wellington, FL. This address was utilized as a residential address for Josey from January 15, 2019 until July 10, 2020. [REDACTED] met Josey who used the alias “Andrea Logan” at the residence on June 26, 2019 and paid her \$1,100 cash. [REDACTED] was skeptical about the transaction and took a photograph of Josey. [REDACTED] was unpacking in the residence when she found a note that said, “you’ve been scammed”. [REDACTED] contacted the legitimate rental agency and confirmed that they had not rented the property to her. [REDACTED] identified Josey’s mother, Tabitha Josey, and posted the photograph she had taken of Tabria Josey on Facebook linking her mother, Tabitha Josey, to the scam. Josey reached back out to [REDACTED] and agreed to pay her back the money if [REDACTED] removed the Facebook post. [REDACTED] met with Tabria Josey and Tabitha Josey at the residence and Josey refunded [REDACTED] the \$1,100. On April 15, 2022, [REDACTED] provided FDLE SAS Tracy Maurer the photograph she had taken of “Andrea Logan” which was confirmed to be Tabria Josey.

On August 13, 2019, [REDACTED] reported to the Cape Coral Police Department that she had been defrauded out of \$1,300 during a fraudulent rental transaction. The home located at [REDACTED] Cape Coral, FL. was listed for rent on Craigslist.org by “Tabria Saint Claire”. “Tabria Saint Claire” signed

a rental agreement with [REDACTED]. On August 9, 2019, [REDACTED] sent \$1,300 through Zelle to Tabria Josey. On August 13, 2019, [REDACTED] went to the rental property and the locks had been changed. [REDACTED] contacted the property manager at Main Street Renewal and was told that they do not list properties on Craigslist. Through subpoena results from Bank of America, [REDACTED] Zelle transaction was located in Josey's Bank of America account # [REDACTED].

On August 16, 2019, [REDACTED] reported to the Cape Coral Police Department that she had been defrauded out of \$1,100 during a fraudulent rental transaction. The home located at [REDACTED] Cape Coral, FL. was listed for rent on Craigslist.org by "Leslie Menindez". [REDACTED] contacted the number and agreed to rent the property. On August 15, 2019, [REDACTED] sent 3 separate payments totaling \$1,100 to a Zelle account in the name of "Josey Tabrice". [REDACTED] contacted "Menindez" to obtain the keys, but "Menindez" told [REDACTED] not to contact her again and she was not going to give the money back. [REDACTED] Zelle transactions were located in Josey's Bank of America account # [REDACTED].

In September of 2019, [REDACTED] reported to Tampa Police Department that she had attempted to rent a house located at [REDACTED] Tampa, Florida. [REDACTED] contacted the number listed on Craigslist.org and began communicating with a female who identified herself as Tabria Josey. [REDACTED] was given the code to the lock box on the home by Josey and viewed the home. [REDACTED] agreed to pay Josey \$1,300. in Money Orders to rent the apartment. [REDACTED] went to a Bank of America in Wellington, Florida to attempt to meet with Josey and pay her for the apartment. [REDACTED] met with a heavy-set black female later identified as Josey's sister O'daisha Sider. [REDACTED] thought something was not right so she had the encounter videotaped by her boyfriend. [REDACTED] got ahold of Josey who apologized telling [REDACTED] that she was busy this morning and had to send her daughter to pick up the money. [REDACTED] eventually ended up giving the \$1,300 dollars in money orders to Sider and Sider provided her a key. [REDACTED] took the key and attempted to get into the home but the key did not work. [REDACTED] contacted Josey who eventually told [REDACTED] that she got scammed and blocked [REDACTED] number. [REDACTED] money orders were deposited into Josey's Bank of America account # [REDACTED].

The \$4,800 in funds obtained by Josey are part of the ongoing course of conduct designed to defraud one or more persons in violation of F.S. 817.034(4)(a)3.

PRIVATE LENDER FRAUD – GRAND THEFT

On April 14, 2022, your Affiant contacted [REDACTED] who stated that she was in a Facebook group called "Black Girls in Real Estate" when she saw a post by "Anorri Leslie" for private lending services. On January 14, 2021, [REDACTED] messaged "Leslie" who provided a phone number of 407-569-8828. This phone number was also listed on the Forest Title Facebook page.

The following loan agreement was made between Leslie and [REDACTED] loan amount of \$135,000, down payment of \$5,000, loan term of 30 Years Conventional with an interest rate of 2.41% and a mortgage payment of \$506.92.

"Leslie" referred [REDACTED] to [REDACTED] Title Officer, with Zeek Title Company, license [REDACTED] email address of [REDACTED]@zeektitle.com, and office phone 561-316-6413. This phone number is associated with Josey's Zelle account and [REDACTED] has been identified as a title agent in West Palm Beach being impersonated by Josey. [REDACTED] requested that [REDACTED] wire \$5,000 to an escrow account and provided wiring instructions to Wells Fargo account # [REDACTED]. On January 14, 2021, [REDACTED] wired \$5,000 to Zeek Title Company. After wiring the money, [REDACTED] was unable to get in contact with "Leslie" or [REDACTED]. Your Affiant confirmed that the money was wired through Wells Fargo to a Stripe account in the name of "Alexandria Ray" with an associated URL listed as www.foresttitle.com with an associated IP address of 73.0.192.84. ForestTitle.com was created on March 30, 2020, by Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

In the five days following the wire transfer deposit into the Stripe account, a transfer was made from the Stripe account into Josey's Capital One bank account # [REDACTED] totaling \$4,992.

The \$5,000 in funds obtained are part of the ongoing course of conduct designed to deprive the victim of their funds in violation of F.S. 812.014(2)(c)2.

MICHIGAN CEASE AND DESIST ORDER

On February 8, 2021, a Cease and Desist order was issued from the State of Michigan Department of Insurance and Financial Services against Cedar Hawk Title Company, Tabria Josey, and Victoria Larsen for operating without a license. The order stated that Victoria Larsen, an alias used by Josey, purported to sell title insurance to a customer and signed a "Commitment for Title Insurance Issued by Cedar Hawk Title Company" for a property located in Michigan (as previously noted in this Affidavit, Victoria Larsen

was an alias used to defraud Victim [REDACTED] (in November 2020). The document indicated that both buyers and sellers' policies in the amount of \$165,000 would be obtained from insurer Old Republic National Title Insurance Company. The document also contained the logo of Old Republic at the bottom of its pages. The customer wired \$140,875 and \$7,970 to Cedar Hawk at Truist bank account # [REDACTED]. After becoming suspicious, the customer reported the transaction to the Secret Service and was able to retrieve the wire transfer. Old Republic provided a statement indicating that the "Commitment of Title Insurance" was fraudulent and they were unaware of the transaction.

On September 22, 2021, FDLE SA Justin Gilmer served a subpoena to Truist Financial requesting information regarding bank account # [REDACTED]. On October 5, 2021, Truist provided the requested information showing the owner of the account being Cedar Hawk Title with an address of 178 Royal Pine Cir., Royal Palm Beach, FL. and signature authority belonged to Josey. 178 Royal Pine Cir., Royal Palm Beach, FL. has been identified as a previous residential address for Josey from July 10, 2020 until March 31, 2022.

On December 1, 2020, the account received two wire transfers from [REDACTED] in the amount of \$7,970 and \$140,875. The funds were returned to [REDACTED] on December 15, 2020. The account was closed in June of 2021. The IP address used to log in to mobile banking associated with the account was 73.0.192.84.

IP ADDRESS 73.0.192.84

As outlined in this Affidavit, IP address: 73.0.192.84 was utilized repeatedly to facilitate this scheme to defraud. On June 10, 2021, FDLE SA Justin Gilmer served a subpoena to Comcast requesting subscriber information for 73.0.192.84, between January 9, 2021 and June 7, 2021. Comcast confirmed that IP address 73.0.192.84 and 2001:0558:6030:0051:D8EE:E49D:FA23:DE94 were assigned to Tabria Josey beginning May 3, 2020, at her residential address of 178 Royal Pine Cir. South, Royal Palm Beach, FL. An IPv6 Prefix range of 2601:0587:4302:4000:0000:0000:0000:0000-2601:0587:4302:400F:FFFF:FFFF:FFFF:FFFF was also assigned to Tabria Josey at her residential address of 178 Royal Pine Cir. South, Royal Palm Beach, FL. An IP address range is a range of IPv6 numbers assigned to one IP address so that multiple devices can access the IP address at once, receiving a different IPv6 for every device.

On April 14, 2022, your Affiant served another subpoena to Comcast to confirm the IP address was still associated with Tabria Josey. On April 27, 2022, subpoena results reflected that between October 16, 2021

and April 14, 2022, IP address 73.0.192.84 and 2001:0558:6030:0051:D8EE:E49D:FA23:DE94 were assigned to Tabria Josey beginning May 3, 2020, at her prior residential address of 178 Royal Pine Cir. South, Royal Palm Beach, FL. An IPv6 Prefix range of 2601:0587:4302:4000:0000:0000:0000:0000-2601:0587:4302:400F:FFFF:FFFF:FFFF:FFFF was also assigned to Tabria Josey at her residential address of 178 Royal Pine Cir. South, Royal Palm Beach, FL.

BANK ACCOUNT ANALYSIS
SUTTON BANK ACCT. [REDACTED]
FRANK FLORES
CASH APP CARD: FRANK FLORES/ALEXANDRIA RAY

On March 9, 2022, FDLE SA Rebecca Petrusis served a subpoena to Sutton Bank requesting account information regarding bank account # [REDACTED]. This account was identified as a result of Stripe subpoena showing funds being transferred to it from a Stripe account in the name of "Alexandria Ray". On March 15, 2022, SA Petrusis received the requested information which identified Square Cash Card Account (CashApp), # [REDACTED] opened on September 8, 2020 in the name of "Frank Flores" with Josey's residential address of 178 Royal Pine Circle S., Royal Palm Beach, FL. and an email of wyclifee10@gmail.com (previously identified as being associated with this scheme). A CashApp card was mailed to "Alexandria Ray" at Josey's residential address of 178 Royal Pine Circle S., Royal Palm Beach, FL.

Stripe subpoena results confirmed that the Stripe account in the name of "Alexandria Ray" with an associated URL listed as www.foresttitle.com and Josey's IP address, 73.0.192.84, transferred \$29,928 into this account. Sutton Bank is the issuer of the Square Cash Card. The Square Cash Card acts as a prepaid card and is designed to not maintain a running balance. The card can only be funded by the customer's Cash App account, which is designed to be used by a digital phone application.

Victim [REDACTED] funds were ultimately deposited into this account totaling \$16,145.

BANK ACCOUNT ANALYSIS
BANK OF AMERICA BANK ACCT. [REDACTED]
TABRIA JOSEY

On September 20, 2021, FDLE SA Justin Gilmer served a subpoena to Bank of America requesting information regarding bank account # [REDACTED]. On November 1, 2021, Bank of America provided the requested information with a signature card showing the account holder being Tabria Josey with an

address of 13620 Yarmouth Ct. Wellington, FL. This address was utilized as a residential address for Josey from January 15, 2019 until July 10, 2020. On August 9, 2019 a Zelle deposit of \$500 was made from [REDACTED]. A report from the Cape Coral Police Department identified [REDACTED] as a victim of a rental scam. Your Affiant was able to link this rental scam as being facilitated by Josey. On August 14, 2019, two Zelle deposits were made for \$550 each from [REDACTED]. A report from the Cape Coral Police Department identified [REDACTED] as a victim of a rental scam. Your Affiant was able to link this rental scam as being facilitated by Josey. On September 20, 2019, two Amscot money orders totaling \$1,300 were deposited into the account from [REDACTED]. [REDACTED] has been identified as a victim of a rental scam being facilitated by Josey.

Multiple debit transactions were made to Rently.com and Rocket Lawyer from this account. Rently is a smart home and self-guided touring hardware and software provider. It is an all-in-one solution that allows real estate operators to provide touring experiences for their current and future residents while optimizing their leasing efficiency. Rocket Lawyer is an online legal technology company that provides individuals and small to medium-sized businesses with online legal services—including incorporation, estate plans, and legal document review. Rocket Lawyer has been identified as being utilized by Josey to facilitate rental scams by creating leasing contracts.

BANK ACCOUNT ANALYSIS
CAPITAL ONE BANK ACCT. # [REDACTED]
TABRIA JOSEY

On January 10, 2022, your Affiant served a subpoena to Capital One requesting account information for account # [REDACTED]. On February 8, 2022, the information was received from Capital One showing the account holder as Tabria Josey residing at 178 Royal Pine Cir S, Royal Palm Beach, FL 33411. Between July 23, 2021 and November 22, 2021, \$167,986.97 was deposited into the account from “Stripe”. On October 14, 2021, \$3,639.50 was deposited from uShip. This transaction is associated with victim [REDACTED] whose card number was processed by Josey through uShip.

Stripe subpoena results confirmed that account was a Stripe account in the name of “Ambar Medina” with an associated URL listed as www.brookefieldnational.com, an email address of biz.lindseymills@gmail.com, and Josey’s Comcast IP address, 73.0.192.84, deposited \$169,988.97 into this account.

The following 18 identified victim's funds were ultimately deposited from Stripe into this account totaling \$98,100:

[REDACTED]

**BANK ACCOUNT ANALYSIS
CAPITAL ONE BANK ACCT. [REDACTED]
TABRIA JOSEY**

On September 22, 2021, FDLE SA Justin Gilmer served a subpoena to Capital One requesting account information for account # [REDACTED]. On October 21, 2021, SA Gilmer received the requested information from Capital One showing the account holder as Tabria Josey residing at 178 Royal Pine Cir S, Royal Palm Beach, FL 33411. Between November 30, 2020 and July 14, 2021, \$82,102.07 was deposited into the account from "Stripe". Between October 2020 and November 2020, several CashApp deposits were made into the account for a combined total of \$18,864.35. Stripe subpoena results confirmed that account was a Stripe account in the name of "Alexandria Ray" with an associated URL listed as www.foresttitle.com and Josey's IP address, 73.0.192.84, transferred \$67,053.09 into this account.

The following 7 identified victims' funds were ultimately deposited into this account totaling \$40,145:

[REDACTED]

[REDACTED] funds from the private lending scheme were ultimately deposited into this account totaling \$5,000.

**BANK ACCOUNT ANALYSIS
REGIONS BANK ACCT. [REDACTED]
TABRIA JOSEY [REDACTED]**

On February 28 2022, your Affiant served a subpoena to Regions bank requesting account information for accounts in the names of Tabria Josey [REDACTED]. On March 28, 2022, the requested information was received from Regions bank showing account # [REDACTED] was opened on November 20, 2021, and was owned by Tabria Josey residing at 178 Royal Pine Cir S, Royal Palm Beach, FL., [REDACTED]

[REDACTED]

Between November 20, 2021 and February 28, 2022, multiple deposits were received from Lotus National via Stripe transfers for a combined total of \$17,651.87, multiple deposits were received from [REDACTED] via Stripe transfers for a combined total of \$5,484.62, multiple deposits were received from [REDACTED] for combined total of \$36,400, multiple deposits were received from "Www.Trajectorywe Transfer Tabria Josey" for a combined total of \$23,290, and multiple deposits were received from "Laii & Co- Tabria Josey" for a combined total of \$29,742. A total of \$112,568.49 was deposited into the account. There does not appear to be any source of legitimate funds being deposited into the account. On January 28, 2022, a withdrawal of \$12,700 was made by [REDACTED] for Riva Motorsports for the purchase of a jet ski registered to Josey [REDACTED]. On February 15, 2022, a withdrawal was made by [REDACTED] for Progress Residential noting "8748 Jade Court, Boynton Beach, FL." This address is associated with Josey [REDACTED] corporation "Pawfect Doghouse" which was filed with the Florida Division of Corporation as a dog boarding business on February 17, 2022.

Stripe subpoena results confirmed that Stripe account in the name of "Ambar Medina" with an associated URL listed as www.lotustitle.com, an email address of lotusnationaltitle@gmail.com, and Josey's Comcast IP address, 73.0.192.84, deposited \$16,400.87 into this account.

The following 3 identified victim's funds were ultimately deposited into this account from [REDACTED] Stripe account totaling \$20,000: [REDACTED]. The following 5 identified victim's funds were ultimately deposited into this account from Josey's Stripe account totaling \$52,400: [REDACTED].

**BANK ACCOUNT ANALYSIS
REGIONS SAVINGS ACCT. [REDACTED]
TABRIA JOSEY [REDACTED]**

On February 28 2022, your Affiant served a subpoena to Regions bank requesting account information for accounts in the names of Tabria Josey [REDACTED]. On March 28, 2022, the requested information was received from Regions bank showing savings account # [REDACTED] opened on November 20, 2021, owned by Tabria Josey residing at 178 Royal Pine Cir S, Royal Palm Beach, FL. [REDACTED]. [REDACTED]. Between December 1, 2021 and December 31, 2021, multiple deposits were received from "www.Lotustitle.C transfer kr" in a combined total of \$10,505.

Lotustitle.com has been associated with several victims of the scheme to defraud and was created on June 18, 2020, by Josey at IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address

of biz.korewebsolutions@gmail.com. This information was confirmed by subpoena results from Wix.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey. IP address 73.0.192.84 was assigned to Josey through Comcast at 178 Royal Pine Circle S., Royal Palm Beach, FL.

GOOGLE EMAIL ACCOUNT ANALYSIS

On February 17, 2022 and March 9, 2022, FDLE SA Rebecca Petrusis served a subpoena to Google for various Google email accounts identified in this investigation. On February 21, 2022 and March 11, 2022, Google produced the results showing the following Google emails addressed in this Affidavit and confirmed that they are all associated with Josey:

Mainstreetrenewalinc@gmail.com was created on August 2, 2019, with an address of 13620 Yarmouth Court, Wellington, FL. A previous address of Tabria Josey as noted on the address history of her Florida Driver's License.

tabriajoseyy@gmail.com was created on August 21, 2021, in the name of "Tabria Josey" with an address of 13620 Yarmouth Court, Wellington, FL. A previous address of Tabria Josey as noted on the address history of her Florida Driver's License.

Tabriajosey2001@gmail.com was created on April 10, 2019, in the name of "Tabria Josey" with an address of 13620 Yarmouth Court, Wellington, FL. A previous address of Tabria Josey as noted on the address history of her Florida Driver's License.

Angeladuggan0@gmail.com was created on May 21, 2020, in the name of "Angela Duggan" with billing information of Tabria Josey with an address of 13620 Yarmouth Court, Wellington, FL. A previous address of Tabria Josey as noted on the address history of her Florida Driver's License.

Tjwebdesignsllc@gmail.com was created on March 5, 2020, in the name of "Tabria Josey".

Wycliffeestates@gmail.com was created on January 13, 2020, in the name of "Wycliffe Estates". An IP log was provided and an address of interest was 601:587:302:4000:5de6:81a7:7f40:d43, which was also used to access lotusnationaltitle@gmail.com. Lotusnationaltitle@gmail.com was created on November 5, 2021, by "Lotus National Title". An IP log was provided and an address of interest was 2601:587:4302:4000:8817:542 e:ebc0:18f2 and 2607:fb9 1:198e:6309:65ed:78ec:6183:b912, both of

which were used to access Miss.Sunshine0094@gmail.com (which was associated with several fraudulent real estate transactions).

Miss.sunshine0094@gmail.com was created on January 20, 2021, in the name of “Miss Sunshine”. An IP log was provided and an address of interest included 2601:587:4302:4000:c4be:6966:3360:a727, which was used to access Tabriaanorria@gmail.com.

Tabriaanorria@gmail.com was created on November 7, 2019, in the name of “Tabria Anorria”. Billing information was added in the name of “Tabria Anorria” with Josey’s previous address of 178 Royal Pine Cir. Royal Palm Beach, FL. It should be noted that Anorria is Tabria Josey’s middle name.

Biz.lindseymills@gmail.com was created on November 20, 2021, in the name of “Lindsey Mills” at IP address 2601:587:4302:4000:18f8:ec4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. An IP address range is a range of IPv6 numbers assigned to one IP address so that multiple devices can access the IP address at once, receiving a different IPv6 for every device. Billing information was added in the name of Linsey Mills/Brookefield with Josey’s residential address of 178 Royal Pine Cir. Royal Palm Beach, FL.

archminauto@gmail.com was created on January 28, 2021, in the name of “Archmin Auto-Private Archmin” at IP address 2601:587:4302:4000:b9b5:280e:4719e:60a3 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL. An IP address range is a range of IPv6 numbers assigned to one IP address so that multiple devices can access the IP address at once, receiving a different IPv6 for every device.

WIX.COM SUBSCRIBER INFORMATION ANALYSIS

Wix.com is an Israeli software company publicly listed in the US that provides cloud-based web development services. It allows users to create HTML5 websites and mobile sites through the use of online drag and drop tools.

On October 20, 2021, FDLE SA Justin Gilmer served a subpoena to Wix.com requesting subscriber information for website “foresttitle.com” which was utilized in this scheme to portray the fraudulent title company Forest Title as a legitimate company. On October 21, 2021, Wix.com responded with the following information: Foresttitle.com was created on March 30, 2020, and showed billing information for

Tabria Josey with a listed address of 13620 Yarmouth Court, Wellington, Florida. IP data showed 14 logins utilizing the Foresttitle.com website from IP address 73.0.192.84. This IP address was assigned to Josey through Comcast at her residential address of 178 Royal Pine Cir. South, Royal Palm Beach, FL. The username for the account was listed as "TJwebdesignsllc" with an email address of tjwebdesignsllc@gmail.com. Tjwebdesignsllc@gmail.com was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

On February 18, 2022, FDLE SA Rebecca Petrulic served a subpoena to Wix.com requesting subscriber information for websites "lotustitle.com", "brookefieldnational.com", and "zeekmortgage.com" which were all utilized in this scheme to portray the fraudulent title companies as legitimate companies.

On March 3, 2021, Wix.com responded with the following information:

Zeekmortgage.com was created on March 30, 2020, with a user name of "tjwebdesignsllc" and an email address of tjwebdesignsllc@gmail.com. IP addresses were provided for the time period of March 11, 2021 through July 31, 2021 and the same user IP 73.0.192.84 accessed the account 8 of 10 times during that timeframe. Tjwebdesignsllc@gmail.com was created by Josey on March 5, 2020.

Lotustitle.com and brookefieldnational.com were created on June 18, 2021, with the user name "bizkorewebsolution" and email address biz.korewebsolutions@gmail.com. The IP address used for the creation was the same IP address, 73.0.192.84. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

On March 23, 2022, FDLE SA Rebecca Petrulic served a subpoena to Wix.com requesting subscriber information for website fidelitytitlenc.com which was utilized in this scheme to portray the fraudulent title company, Fidelity National Title as a legitimate company.

On March 28, 2022, Wix.com responded and provided the following information:

Fidelitytitlenc.com was created on June 18, 2021 with a user name of "bizkorewebsolution" and an email address of biz.kore.websolutions@gmail.com from IP address 73.0.192.84. Billing and payment information for the account were provided as Tabria Josey. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

GRASSHOPPER SUBSCRIBER INFORMATION ANALYSIS

Grasshopper is a virtual PBX (Private Branch Exchange) telecommunications service that provides users with toll free and/or local telephone numbers that are forwarded to a secondary designated telephone number. Customers must provide their own telephone number in order to answer a call to a Grasshopper number, in that the Grasshopper service merely forwards the calls. Grasshopper customers may purchase as many telephone numbers as they wish under their account.

On February 16, 2022, your Affiant served a subpoena to Grasshopper Group, LLC/GoTo Audio for account information relating to Tabria Josey. On February 17, 2022, the requested documents were received from Grasshopper. Grasshopper provided information for one account in the name of Tabria (no last name registered), Customer ID: 3888398, Email: tabria@cedarhawktitle.com. The Grasshopper phone number purchased was 1-833-623-2582, active on 12/8/2020 and cancelled 11/6/2021. It should be noted that the phone number, 833-623-2582, was the listed business telephone number for Cedar Hawk Title on Google. The address provided on the account was 178 Royal Pine Cir S., Royal Palm Beach, FL 33411 and the telephone number associated with the account, listed as both cellular and home, was phone 561-310-8070. The “forward number”, which is the phone number the callers who call the purchased Grasshopper number are forwarded to, was also listed as 561-310-8070. Credit card information provided for the account was in the name of Tabria Josey. The account recorded ten (10) log-ins to the web management interface, all from the IP address 73.0.192.84 between 8/12/2020 and 12/31/2020 with username: tabria@cedarhawktitle.com. This IP address was assigned to Josey through Comcast at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Between 8/12/2020 and 12/30/2020, Josey received 46 phone calls to the aforementioned Grasshopper telephone number. Additionally, Josey made 45 calls utilizing the Grasshopper number, which would have appeared to the recipient as a call from Cedar Hawk Title.

Tabria@cedarhawk.com and 561-310-8070 were utilized to communicate and facilitate the scheme to defraud regarding victim Donna Coffman, in which, Josey obtained \$16,145.

ZELLE ANALYSIS

Zelle is a private financial services company owned by the banks Bank of America, Truist, Capital One, JPMorgan Chase, PNC Bank, U.S. Bank, and Wells Fargo. The Zelle service enables individuals to

electronically transfer money from their bank account to another registered user's bank account (within the United States) using a mobile device or the website of a participating banking institution.

On November 8, 2021, FDLE SA Justin Gilmer served a subpoena to Zelle requesting information pertaining to 561-316-5413 (a phone number used by Josey to facilitate the scheme to defraud). On December 10, 2021, Zelle provided the requested information showing that Josey maintained several Zelle accounts associated with the phone number. Two email addresses were also associated with the phone number: tabriajoseyy@gmail.com and mainstreetrenewalinc@gmail.com.

Google account tabriajoseyy@gmail.com was created on August 21, 2019 in the name of Tabria Josey with an address of 13620 Yarmouth Ct. Wellington, FL. This address was utilized as a residential address for Josey from January 15, 2019 until July 10, 2020.

Google account mainstreetrenewalinc@gmail.com was created August 2, 2019 in the name of Haze Housing with a billing address of 13620 Yarmouth Ct. Wellington, FL. This address was utilized as a residential address for Josey from January 15, 2019 until July 10, 2020.

Another phone number linked to Josey's Zelle account, 561-257-7859, was used by Josey to facilitate a rental scam involving victim Melissa Sanabria.

Between September 22, 2019 and October 19, 2019 Josey received \$16,309 from several unidentified individuals with the following comments:

[REDACTED]

As of this date, your Affiant has yet to identify the victims associated with these other Zelle transactions.

STRIPE, INC. ANALYSIS

Stripe is a technological platform that enables merchants to receive funds from consumers as payments for goods and services. Account holders can accept payment online via a range of payment types, including credit, debit, Alipay and ACH transactions. A new Stripe user signs up with their name, email account and bank account to which the final payments are deposited. The user then sets up a business profile, with business name, emails addresses, logo etc. The Stripe application provides the user numerous features

including invoicing, a hosted payment page with user logo, payment options and management, bank transfers, mobile support, and accounting support. Stripe operates on a “pay -as-you go” transactional basis and charges 30¢ per transaction plus 2.9% of the of the total.

Once the user has completed the setup and is ready to begin collecting payment, the user creates a profile for the customer with the name and email or phone number of the customer. This allows the user to create an invoice to be sent to the customer. The account holder can also choose to send the invoice with wiring instructions. It should be noted that legitimate real estate transactions are often completed by wiring money to title companies.

Your affiant knows that Josey maintains numerous Stripe accounts (at least 31 have been identified throughout this investigation). Additionally, your affiant has identified numerous victims who have provided information that they were provided wiring instructions that appeared to be from one of the aforementioned fraudulent title companies.

Once the money is wired to Stipe’s Wells Fargo account, it is virtually dispersed to the account holder’s Stripe account, minus the service fee. The account holder cannot access the funds directly from their Stripe account, and must transfer the funds to a bank account linked to the Stripe account. This does not have to be done on a transactional basis, and an accountholder can allow numerous payments to stay in the Stripe account before transferring the fund to their bank.

When the funds are transferred to the account holder’s bank account, it appears as a deposit from Stripe and not from the original customer. Additionally, one deposit may consist of payments from numerous customers.

On April 22, 2022, your Affiant served a subpoena to Stripe, Inc. requesting information pertaining to various Stripe accounts associated with Josey [REDACTED]. On April 6, 2022, the requested information was received. Five Stripe accounts were identified in the name of Josey [REDACTED] and were being used to carry out the scheme outlined in this Affidavit. Utilizing Stripe also allowed Josey to conceal her identity as the actual recipients of the funds.

5 STRIPE ACCOUNTS:

Account ID acct_1HSqXMEN9sUy9nu4 was opened on September 18, 2020 in the name of “Alexandria Ray”, doing business as “FEE”, with an address of 3350 Virginia Street, Miami, FL. (associated with fraudulent title company Forest Title), website of www.foresttitle.com, phone number of 407-569-8828, and an email address of zeekmortgage@gmail.com. The account was created and accessed by IP address 73.0.192.84, assigned to Josey through Comcast at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Between September 21, 2020 and July 14, 2021, the account received 50 payments totaling \$122,945. Between September 21, 2020 and June 28, 2021, the account received 28 wire transfers totaling \$106,233 with the description identifying victim’s names, purchasing address, and title company. Wire transfers were identified for the following victims recognized in this affidavit: [REDACTED]

Between February 24, 2021 and July 14, 2021, \$38,189.20 in “instant” transfers were deposited on a Capital One debit card ending in 2366. Between September 25, 2020 and November 20, 2020, \$29,928 was transferred from the Stripe account to Square Cash Card Account (CashApp), # [REDACTED] in the name of “Frank Flores” (which was mailed to “Alexandria Ray” at Josey’s residential address of 178 Royal Pine Circle S., Royal Palm Beach, FL). Between November 30, 2020 and July 14, 2021, \$67,053.09 was transferred into Josey’s Capital One bank account # [REDACTED]

The phone number associated with this Stripe account, 407-569-8828, was listed on Forest Title company Facebook page and also used to communicate with victim [REDACTED]

ForestTitle.com was created on March 30, 2020, by Josey at the same IP address, 73.0.192.84, and an email address of tjwebdesignsllc@gmail.com which was created by Josey on March 5, 2020. TJ Web Designs, LLC is a Florida Limited Liability Company with Josey listed as a manager.

Account ID acct_1JCpvtHBWra9nul6 was opened on July 13, 2021 in the name of “Ambar Medina”, doing business as “BNT”, with an address of 3200 Greenfield Road, Dearborn, MI. (associated with fraudulent title company Brookefield National), website of www.brookefieldnational.com, and an email address of biz.lindseymills@gmail.com. The account was created and accessed by IP address 73.0.192.84, assigned to Josey through Comcast at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Between July 26, 2021 and November 15, 2021, the account received 28 wire transfers totaling \$140,701 with the description identifying victim’s names, purchasing address, and title company. Wire transfers were

identified for the following victims recognized in this affidavit: [REDACTED]

Between July 26, 2021 and November 22, 2021, \$169,988.97 was transferred into Josey's Capital One bank account # [REDACTED].

The Google account biz.lindseymills@gmail.com was created by "Lindsey Mills/Brookefield" on May 20, 2021, at IP address 2601:587:4302:4000:18f8:ee4d:2b81:41f1 which falls within the range of Comcast IP addresses assigned to Josey at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Brookefieldnational.com was created on June 18, 2020, by Josey at the same IP address, 73.0.192.84, with a user name of bizkorewebsolution, and an email address of biz.korewebsolutions@gmail.com. A LinkedIn account for Kore Web Solutions revealed Josey listed as the developer and a picture identifying Josey.

Account ID acct_1K8mSNGUbDHFxMqc was opened on December 20, 2021 in the name of [REDACTED] doing business as "LNT", with an address of [REDACTED] website of bizkorewebsolution.wixsite.com/lnthome, and an email address of lotusnational1@gmail.com. The account was created and accessed by IP address 73.0.192.84, assigned to Josey through Comcast at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Between December 20, 2021 and February 5, 2022, the account received 4 payments totaling \$11,001. Between January 4, 2022 and January 5, 2022, the account received 3 wire transfers totaling \$16,500 with the description identifying victim's names, purchasing address, and title company. Victim [REDACTED] \$5,500 wire transfer was identified as being sent to this Stripe account.

On January 14, January 21, and February 2, the wire transfers were reversed.

Between December 27, 2021 and December 29, 2021, \$5,484.62 was transferred into [REDACTED] Josey's [REDACTED] Regions bank account # [REDACTED].

Account ID acct_1KHgrTGYZTCRfWY3 was opened on January 14, 2022 in the name of [REDACTED] doing business as "TJR DESIGN", with an address of 2110 Park Ave, Detroit, MI. (associated

with fraudulent title company Lotus National Title), website of trajectorywebdesign.com, and an email address of lazylitwritingservice@gmail.com (this email address was used associated with fraudulent sales). The account was accessed by IP address 73.0.192.84, assigned to Josey through Comcast at 178 Royal Pine Circle S., Royal Palm Beach, FL.

Between January 14, 2022 and January 25, 2022, the account received 4 payments totaling \$23,410.

Between January 14, 2022 and January 25, 2022, the account received 2 wire transfers totaling \$23,400 with the description identifying victim's names, purchasing address, and title company. Wire transfers were identified for the following victims recognized in this affidavit: [REDACTED] (\$17,900), and [REDACTED]

Account ID acct_1KM2ZaEzI9zaJI23 was opened on January 26, 2022 in the name of [REDACTED] doing business as "RID DESIGN", with an address of 2110 Park Ave, Detroit, MI. (associated with fraudulent title company Lotus National Title), website of www.reflectionsinteriordesign.net, and an email address of mamaskissesskinco@gmail.com.

Between January 26, 2022 and February 3, 2022, the account received 4 payments totaling \$36,460.

Between January 26, 2022 and February 2, 2022, the account received 6 wire transfers totaling \$36,500 with the description identifying victim's names, purchasing address, and title company. Wire transfers were identified for the following victims recognized in this affidavit: [REDACTED]

SUMMARY

Based on the above information, your Affiant has probable cause to believe that the subject, Tabria Josey, engaged in a scheme to defraud and money laundering in which Josey obtained over \$256,895 from over 41 victims. Between December 21, 2020 and April 11, 2022, Josey systematically defrauded the victims by listing real estate she was not authorized to, and did not own, on various website as "For Sale by Owner". By false and fraudulent pretenses, Josey represented herself as the property owners and/or licensed title agents and signed real estate contracts detailing fraudulent promises and willful misrepresentations of the sale of the properties to obtain earnest money deposits and down payments from the victims. Josey conducted financial transactions by having the victims wire funds for the fraudulent sale of the property to

a virtual Stripe account. Josey knowingly obtained the funds from the fraudulent real estate transactions and in an effort to conceal the nature of the crimes, routed the funds through Stripe, ultimately ending up in her personal bank accounts.

As previously detailed throughout this affidavit, Josey engaged in the scheme to defraud in violation of F.S. 817.034(4)(a)1 with the total amount exceeding \$250,000 in which 20 or more victims/incidents had the same or similar intents, results, and methods of commission. Having committed the scheme to defraud in violation of F.S. 817.034(4)(a)1, Josey also committed aggravated white-collar crime as defined in F.S. 775.0844(5)(c). Josey attempted to defraud two victims out of \$16,500. Her endeavor to obtain these funds is a violation of Florida Communications Fraud F.S. 817.034(4)(b)1.

Tabria Josey also engaged in grand theft in which Josey obtained \$5,000 from one victim [REDACTED]. On January 14, 2021, Josey systematically defrauded the victim by acting as a private loan investor. Josey represented herself as the private loan investor and licensed title agent and engaged in an agreement with the victim. Under fraudulent promises and willful misrepresentation of the loan, Josey requested the down payment from the victim. Josey conducted a financial transaction by having the victim wire funds for the fraudulent lending agreement to a virtual Stripe account. Josey knowingly obtained the funds from the fraudulent real estate transactions and in an effort to conceal the nature of the crimes, routed the funds through Stripe, ultimately ending up in Josey's personal bank account.

Tabria Josey engaged in a scheme to defraud in which Josey obtained \$4,800 by listing rental properties she was not authorized to, and did not own, on Craigslist.org between June 26, 2019 and September 22, 2019. By false and fraudulent pretenses, Josey drafted and signed rental lease agreements detailing fraudulent promises and willful misrepresentation of the property owner or landlord. Josey requested the victim pay a security deposit and first month's rent in the form of Zelle payment, money order, or cash. The money was then deposited into Josey's personal bank account.

Based on the facts outlined, your Affiant has probable cause to believe that Defendants have committed the following offenses:

Count 01: Scheme to Defraud

F.S. 817.034(4)(a)1, First Degree Felony

Count 02: Scheme to Defraud

F.S. 817.034(4)(a)3, Third Degree Felony

Count 03: Grand Theft

F.S. 812.014(2)(c)2, Third Degree Felony

Count 04: Aggravated White-Collar Crime

F.S. 775.0844(5)(c), First Degree Felony

Count 05: Money Laundering

F.S. 896.101(3)(a), 896.101(5)(c), First Degree Felony

Count 06: Communications Fraud

F.S. 817.034(4)(b)1 – Third Degree Felony

Count 07: Communications Fraud

F.S. 817.034(4)(b)1 – Third Degree Felony

SWORN TO as true and correct this 3rd day of May, 2022.



Special Agent, Kendall Norman
Florida Department of Law Enforcement

The foregoing was **SWORN TO** and **SUBSCRIBED** before me this 3rd day of May, 2022



20 Judge of the Twentieth
Judicial Circuit of Florida in and for
Lee County, Florida