

1 The following is the PDF of an official transcript.
2 Official transcripts may be filed in CM/ECF only by the
3 Official Court Reporter and will be restricted in CM/ECF for a
4 Period of 90 days.

5 You may cite to a portion of the attached transcript
6 by the docket entry number, referencing page and line number,
7 only after the Court Reporter has filed the official
8 transcript; however, you are prohibited from attaching a full
9 or partial transcript to any document filed with the Court.

10

11

12 | Stenographic Court Reporter Note:

13 No AI technology was used in the preparation of this
14 Official Certified U.S. District Court transcript.

15 | — — —

16

17

18

19

20

21

22

23

24

25

IN THE UNITED STATES DISTRICT COURT
FOR THE NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

UNITED STATES OF AMERICA,)
)
Plaintiff,) CRIMINAL ACTION FILE
v.) NO. 1:22-CR-00171-MLB
)
CARL DELANO TORJAGBO,)
)
Defendant.)
_____)

BEFORE THE HONORABLE MICHAEL L. BROWN
TRANSCRIPT OF PROCEEDINGS
DECEMBER 9, 2024

Proceedings recorded by mechanical stenography
and computer-aided transcript produced by

JANA B. COLTER, FAPR, RDR, CRR, CRC
Realtime Systems Administrator
Official Court Reporter
1949 U.S. Courthouse
75 Ted Turner Drive, SW
Atlanta, Georgia 30303
(404) 215-1456

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPEARANCES:

For the Plaintiff:	OFFICE OF THE U.S. ATTORNEY
	(By: Nicholas Evert
	Sekret Sneed)
For the Defendant:	FEDERAL DEFENDER PROGRAM, INC.
	(By: Kendal D. Silas)

1	<u>INDEX TO EXAMINATIONS</u>	
2	<u>WITNESS</u>	<u>PAGE</u>
3	JANET FRANCHI	
4	Direct Examination By Mr. Evert	9
5	Cross-Examination By Mr. Silas	28
6	ADRIANO GHISI	
7	Direct Examination By Mr. Evert	45
8	Cross-Examination By Mr. Silas	52
9	SCOTT CARUANA	
10	Direct Examination By Mr. Evert	59
11	Cross-Examination By Mr. Silas	66
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

- - -

P R O C E E D I N G S

(Atlanta, Fulton County, Georgia, December 9, 2024, in
open court.)

THE COURT: All right. We are here on a motion by
the government to sell several properties in 22-cr-171.

Can I have appearances starting with counsel for the
United States?

MR. EVERT: Good afternoon, Your Honor.
Nick Evert on the behalf of the government.

And with me at counsel table is Scott Caruana of the
FBI and Sekret Sneed, who is also an Assistant United States
Attorney.

THE COURT: And for the defendant?
MR. SILAS: Kendal Silas, Your Honor.

And also present at counsel table with me is Carl
Torjagbo and Charlotte Diggs, who is a paralegal with the
Federal Defender Program.

THE COURT: Okay. Am I right that that's why we're
here?

MR. EVERT: Yes.
THE COURT: You looked at me a little funny when I

said it and I thought maybe I was wrong about why we were
here.

1 MR. EVERT: No, that's correct.

2 THE COURT: Okay. I put out an order when the
3 government filed its initial motion saying that you have an
4 obligation to prove something in order to sell these
5 properties and that it appeared the defendant was challenging
6 your assertion in regards to it.

7 I think it's the Greythorne, is that the name of it?

8 MR. EVERT: Correct, yeah.

9 THE COURT: I'm assuming the defendant does not
10 challenge your position on the other properties.

11 Is that right, Mr. Silas?

12 MR. SILAS: Well, Your Honor, we're challenging the
13 government's effort -- or the government's motion to force a
14 sale of all of the properties, but I think the Greythorne one,
15 in particular, we were honed in on that one because the
16 government's assertion that the property was falling into a
17 state of disrepair and that there were squatters on the
18 property. And so we were specifically disputing those facts
19 as to the Greythorne property.

20 THE COURT: Okay. And are you --

21 MR. SILAS: And the other ones are undeveloped,
22 Your Honor.

23 THE COURT: Are you-all aware of that, that that's
24 not really the only one they're disputing?

25 MR. EVERT: Yes, Your Honor.

1 We're prepared to go forward on all three properties.

2 THE COURT: Okay. All right. You have the burden.

3 MR. EVERT: Yes.

4 THE COURT: It is my belief that you have to show
5 that there is some basis. We're dealing with Supplemental
6 Rule G7; is that right?

7 MR. EVERT: Yes, Your Honor.

8 THE COURT: And that you have to show that the
9 property is somehow at risk of deterioration, that the expense
10 is excessive or that there is a mortgage on which the owner is
11 in default or any other type of good cause.

12 I think that's what we're talking about, right?

13 MR. EVERT: Yes, Your Honor.

14 Also the taxes would be another basis.

15 THE COURT: Sure. Do you agree with that, Mr. Silas,
16 that's the issue here?

17 MR. SILAS: Yes, Your Honor.

18 THE COURT: All right. Go ahead.

19 MR. EVERT: Okay. I would like to call our first
20 witness, Janet Franchi.

21 THE COURT: Okay.

22 MR. EVERT: Oh, yeah. And there will be three
23 witnesses, Your Honor.

24 THE COURT: Okay.

25 MR. EVERT: Mrs. Franchi, who is with the homeowner's

1 association, Detective Ghisi with the Cobb County Police
2 Department and Scott Caruana, who is the case agent with the
3 FBI.

4 THE COURT: Okay. Sorry about that. They make me
5 bring my phone in here in order to turn on my computer and
6 occasionally I forget to kill the sound.

7 MR. SILAS: And, Your Honor, I would invoke the rule,
8 Your Honor.

9 THE COURT: Okay. Well, is there anyone else in here
10 that you expect to testify other than the agent?

11 MR. EVERT: No, Your Honor.

12 THE COURT: Okay.

13 MR. EVERT: The other witnesses are outside in the
14 hallway.

15 THE COURT: Mr. Silas, do you have any objection to
16 the agent being in here?

17 MR. SILAS: No, Your Honor.

18 THE COURT: Perfect.

19 Okay. Ma'am, would you mind standing up and taking
20 an oath?

21 THE WITNESS: Yes.

22 - - -

23 JANET FRANCHI,

24 A witness herein, having been first duly sworn, was examined
25 and testified as follows:

1 | - - -

2 COURTROOM DEPUTY: Thank you. For the record, will
3 you please state and spell your first and last name?

4 THE WITNESS: Yes. I'm Janet Franchi. It's
5 J-A-N-E-T, F-R-A-N-C-H-I.

6 | COURTROOM DEPUTY: Thank you.

7 MR. EVERT: And, Your Honor, just for the record, we
8 would also invoke the rule.

9 THE COURT: Okay. Mr. Silas, what is good for the
10 goose is good for the gander.

11 | Okay. Good morning, ma'am, how are you doing?

12 THE WITNESS: Good morning. Fine, thanks.

13 THE COURT: Good.

14 DIRECT EXAMINATION

15 | BY MR. EVERT:

16 Q. Good morning, Ms. Franchi.

17	A. Good morning.
----	------------------

18 Q. Where do you live?

19 | A. I live in East Cobb at 2114 Castlewyrke Court.

20 Q. And how long have you lived there?

21 | A. About 12 and a half years.

22 Q. And are you familiar with the property at 5114 Greythorne
23 Lane in Marietta, Georgia?

24 | A. Yes.

25 | Q. What -- where is that in relation to your house?

1 A. It's next door, on the right side if you're in my house.

2 THE COURT: Immediately next door?

3 THE WITNESS: Yes.

4 THE COURT: Okay.

5 BY MR. EVERT:

6 Q. Do you know the owner of 5114 Greythorne Lane?

7 A. I don't know him, but I know the name as Carl Delano or
8 Torjagbo or something. I'm not sure how to pronounce it.

9 Q. And is there a homeowner's association or HOA for the area
10 where you live?

11 A. Yes, there is.

12 Q. What is that HOA called?

13 A. It's the Brookshire Manor Homeowner's Association.

14 Q. How many houses does the HOA cover?

15 A. 17.

16 Q. Is every one of those homes required to be part of the
17 HOA?

18 A. Yes.

19 Q. And about how much are the homes in the area worth
20 generally?

21 A. They are generally worth between one and a half million to
22 maybe two and a half, 2.8, according to current listings.

23 Q. And is 5114 Greythorne Lane covered by the HOA?

24 A. Yes, it is.

25 Q. Do you have a role with the HOA?

1 A. I do.

2 Q. What is that role?

3 A. I'm the treasurer.

4 Q. And how long have you been the treasurer?

5 A. My first year was 2018.

6 Q. And in your role as treasurer, do you have knowledge as to
7 how the HOA is funded?

8 A. Yes.

9 Q. And how -- how is the HOA funded?

10 A. Every homeowner pays an annual association due.

11 Q. And is every home in the HOA required to pay that -- those
12 dues?

13 A. Yes, they are.

14 Q. How much are the dues?

15 A. They're currently 2,150 -- yeah, 2,150.

16 Q. And has that been the case since 2022?

17 A. Let's see. We raised the dues in -- for the 2023 year by
18 \$500 per home.

19 Q. Got it. So what were they before they were --

20 A. They were \$1,650.

21 Q. And so is the owner of 5114 Greythorne Lane, that being
22 Mr. Delano or Torjagbo, is he required to pay dues?

23 A. Yes, he is.

24 Q. And is he up to date on those dues?

25 A. He is not.

1 Q. How much does he currently owe in dues?

2 A. Well, he would owe for -- I don't know the exact number,
3 he would owe for 2023 and 2024, plus interest and late fees.

4 THE COURT: He didn't pay at all in 2023?

5 THE WITNESS: I don't think so.

6 THE COURT: Or at all in 2024?

7 THE WITNESS: 2024, right.

8 THE COURT: So that's in excess of \$40,000 or so?

9 Were you getting there?

10 THE WITNESS: No. Well, we have a ledger that shows
11 the exact amounts, yeah.

12 THE COURT: Okay.

13 MR. EVERT: I believe it would be \$4,000, not
14 \$40,000.

15 THE COURT: Oh, it's \$2,100 a month? A year?

16 THE WITNESS: No, a year.

17 THE COURT: A year, oh, okay.

18 THE WITNESS: It's annual, so...

19 THE COURT: I thought that sounded like a lot.

20 THE WITNESS: We just pay them once a year, not
21 monthly.

22 THE COURT: Okay. Got it. That makes a little bit
23 more sense.

24 BY MR. EVERT:

25 Q. So do you know what Mr. Torjagbo or Delano's current

1 living situation is?

2 A. I'm aware that he's incarcerated.

3 Q. And when he first became incarcerated, was anyone looking
4 after 5114 Greythorne Lane on his behalf?

5 A. Yes, we think so.

6 Q. And who -- who was that?

7 A. It was somebody that identified himself as kind of a
8 cousin and his name was Peter.

9 Q. Is that person still looking after the property, to your
10 knowledge?

11 A. No.

12 Q. When did that person, Peter, stop doing so?

13 A. It was early 2023.

14 Q. Has anyone been looking after the property on
15 Mr. Torjagbo/Delano's behalf since April 2023, to your
16 knowledge?

17 A. I don't believe so, no.

18 Q. So what happened to 5114 Greythorne Lane after Peter
19 stopped looking after it?

20 A. Well, the -- we believe the home was falling into
21 disrepair. The yard was not being maintained, no trimming, no
22 pine straw, no mowing. There was -- as an HOA, we're allowed
23 to go inspect the property if we feel it isn't being taken
24 care of, and there was debris in the backyard. It was
25 generally a mess.

1 So some of the neighbors who see it every day from
2 the front of their homes were expressing concern at how bad it
3 was looking. And so the HOA started giving the appropriate
4 notice under our bylaws and covenants to the homeowner asking
5 them to take care of the yard.

6 Q. I see.

7 MR. EVERT: May I approach, Your Honor?

8 THE COURT: Yes. Thank you.

9 BY MR. EVERT:

10 Q. So I'm showing you what's been marked for identification
11 as Government's Exhibit 1.

12 Do you recognize this photograph?

13 A. Yes, I do.

14 Q. What does it depict?

15 A. This shows the pool and backyard of 5114 Greythorne.

16 Q. And where is this in relation to your house?

17 A. This is -- his backyard backs up to my backyard. I'm
18 behind that row of trees that you see on the upper left of the
19 photograph.

20 Q. And when was this photograph taken?

21 A. I believe it was in the spring of this year.

22 Q. Is this a fair and accurate depiction of the pool at 5114
23 Greythorne Lane as it appeared in the spring of 2024?

24 A. Yes. Yes. It actually shows -- it's the -- for the
25 Court's reference, the pool had been covered --

1 THE COURT: Yes.

2 THE WITNESS: -- a year or so prior and so this is
3 standing water on top of the cover that's on the pool.

4 MR. EVERT: Your Honor, I would move to admit
5 Government's Exhibit 1.

6 MR. SILAS: No objection, Your Honor.

7 THE COURT: All right. Number 1 is admitted.

8 BY MR. EVERT:

9 Q. And Ms. Franchi, how would you describe the color of the
10 water in this pool?

11 A. Well, it's -- it's green and full of debris and swimming
12 things.

13 Q. And what -- what is that in the -- I guess the bottom of
14 the photograph as it appears to --

15 A. Yeah. I think that's just some branches that have fallen
16 from the trees. There's a lot of pine trees and foliage all
17 around the property and so there's a lot of debris in the pool
18 and all around the grounds, actually.

19 Q. And there appears to be an item sort of in the middle of
20 the page, it's a little bit lighter in color than the water.

21 Do you know what that is?

22 A. In the middle, are you referring to --

23 Q. Okay. Yeah. In the middle here, this item (indicating)?

24 THE COURT: It looks like the sunk cover.

25 THE WITNESS: Yeah. I don't know if there's a --

1 like a tanning ledge or something, but I think that's just
2 part of the cover.

3 BY MR. EVERT:

4 Q. Understood. Thank you.

5 THE COURT: Does it smell? Can you smell in it from
6 your house?

7 THE WITNESS: Not from my house. We are concerned
8 about what, you know, might be breeding over there. We can't
9 take care of the backyard because we believe the water has
10 been shut off. And plus it's cost prohibitive to maintain the
11 pool for the neighborhood.

12 THE COURT: Okay.

13 BY MR. EVERT:

14 Q. So what did the HOA do in response to 5114 Graythorne Lane
15 falling into what you described as a state of disrepair?

16 A. Right. Well, we -- we sent an appropriate notice. We
17 worked with our property management company to word it and
18 sent a notice as required by our bylaws and covenants to the
19 homeowner, which I believe gives ten days, you know, asks him
20 to take action or let us know what action they're going to
21 take within ten days.

22 MR. EVERT: Your Honor, may I approach?

23 THE COURT: Yes.

24 MR. EVERT: I've provided defense counsel with the
25 exhibits.

1 THE COURT: Thank you.

2 BY MR. EVERT:

3 Q. So I'm showing you what's been marked for identification
4 as Government's Exhibit 2.

5 What is this?

6 A. This is the notice that we sent dated April 24th, 2023, to
7 Mr. Delano by U.S. mail, email and hand delivery, giving
8 notice of his noncompliance and asking him to take corrective
9 action to bring the yard up into compliance with the standards
10 of the neighborhood.

11 Q. And did you participate in writing this letter?

12 A. Yes, I did.

13 Q. And is that your name at the bottom of the letter?

14 A. That's correct, yes.

15 MR. EVERT: So I would move to admit Government's
16 Exhibit 2.

17 MR. SILAS: No Objection, Your Honor.

18 THE COURT: Okay. It's admitted.

19 BY MR. EVERT:

20 Q. So can you please read the first paragraph of the letter?

21 A. Yes.

22 Dear Mr. Delano, we write to you as the board of
23 directors of the Brookshire Manor Homeowner's Association to
24 remind you of the association's declarations of covenants
25 and/or rules regarding maintenance of the exterior of your

1 home.

2 Specifically, each homeowner is required to main his
3 lot -- to maintain his lot, quote, in a neat, clean and
4 sanitary condition and such responsibility shall include but
5 not be limited to the maintenance and care of interior and
6 exterior surfaces of all improvements, buildings and other
7 structures located on the lot, including repainting and all
8 landscaping. And that's Article 6, Section 6.01.

9 Q. And that paragraph mentions the association's declarations
10 of covenants.

11 What is that?

12 A. Yes. Those are the governing documents that are prepared
13 in accordance with Georgia statutes that govern all of the
14 rules and responsibilities of each homeowner in the
15 neighborhood as well as the HOA.

16 Q. And the letter says that each homeowner is required to
17 maintain his lot in a neat and clean and sanitary condition.

18 Was it the HOA's position that Mr. Delano was not
19 doing so?

20 A. That is correct.

21 Q. Okay. Would you please read the next paragraph?

22 A. Yes.

23 The board has determined that your property is in
24 need of attention in order to be in compliance to maintain the
25 uniform quality and property values desired in Brookshire

1 Manor.

2 Per the declarations, we request that you take
3 corrective action within ten days of receipt of this letter,
4 including mowing the lawn, weed control, maintaining the pool,
5 pressure washing all exterior surfaces, trimming/pruning
6 overgrown trees and brush, refreshing pine straw and/or mulch.

7 Q. And was Mr. Delano not doing these things?

8 A. He was not.

9 Q. Thank you.

10 And in response to this letter, did Mr. Delano take
11 any action?

12 A. No.

13 MR. EVERT: May I approach?

14 THE COURT: You may.

15 BY MR. EVERT:

16 Q. I'm showing you what's been marked for identification as
17 Government's Exhibit 3.

18 What is this?

19 A. This is the second notice that we sent to Mr. Delano as
20 required by the covenants dated June 12, 2023.

21 Q. And did you participate in writing this letter?

22 A. Yes.

23 Q. And is that your name on the third page of the letter?

24 A. Yes, it is.

25 MR. EVERT: I would move to admit Government's

1 Exhibit 3.

2 THE COURT: Any objection?

3 MR. SILAS: No, Your Honor.

4 THE COURT: Did you admit 2 as well?

5 MR. EVERT: I believe I did, but if I didn't -- if I
6 forgot that --

7 THE COURT: 2 and 3 are admitted. Okay.

8 BY MR. EVERT:

9 Q. And can you please read the first three paragraphs of this
10 letter?

11 A. The first three?

12 Q. Yes, the first three.

13 A. Yes.

14 Dear Mr. Delano, this is a follow-up to our letter
15 dated April 24, 2023, regarding the care and maintenance of
16 the exterior of your home.

17 The HOA has determined that you have failed to make
18 the necessary corrections to bring your home into compliance
19 with the declaration of covenants, conditions, restrictions
20 and easements for Brookshire Manor.

21 The HOA has obtained an estimate for a one-time
22 cleanup of your yard by Gutierrez Lawn Care, LLC, for the
23 amount of \$1,960 and biweekly maintenance of \$140 per month.

24 We respectfully request that you complete this work
25 within ten days. Please note this includes landscaping only

1 and does not include cleanup or maintenance of the pool, which
2 also needs attention.

3 This letter serves as notice of the HOA's intent to
4 exercise the right of abatement or self-help, if you do not
5 complete the landscape work within ten days pursuant to the
6 HOA's authority as provided in the declaration of covenants,
7 conditions, et cetera.

8 All amounts incurred in the maintenance of your
9 property will be your responsibility, will become due and
10 payable immediately and will be added to your assessment.

11 To the extent that any amounts become past due, all
12 collections, provisions in the declaration of covenants,
13 et cetera, and Georgia law will be enforced.

14 Q. And what -- the letter mentions the right of abatement or
15 self-help.

16 Can you explain what that is, please?

17 A. Under the bylaws and the covenants, if the HOA -- if a
18 homeowner is not maintaining their yard or home in compliance
19 within their responsibilities, the HOA has the authority to go
20 onto the property, undertake the work and add the cost of the
21 work to the homeowner's assessment.

22 Q. And did Mr. Delano complete the work within ten days?

23 A. He did not.

24 Q. And so what did the homeowner's association do in
25 response?

1 A. We started self-help. And that means we started
2 maintaining the front of the home only because of budgetary
3 constraints.

4 Q. And if you were to see a photograph of the front of the
5 home in -- how would you expect the condition of the front of
6 the home to look?

7 A. The front looks okay. I mean, you can see that it needs
8 to be power washed and there needs to be trimming and, you
9 know, maintaining of the landscape, but we keep the yard
10 mowed, we do a trim once a year and we add pine straw once a
11 year.

12 Q. And so how much did the landscaping -- in total, how much
13 has the landscaping cost the homeowner's association?

14 A. It's -- well, it's \$150 a month plus the cleanup, so it's
15 over \$2,000 a year.

16 Q. And I believe you mentioned that the homeowner's
17 association is only doing the landscaping for the front of the
18 house, correct?

19 A. That's correct.

20 Q. Is the homeowner's association doing anything to the back
21 of the house?

22 A. That's correct.

23 Q. Or is it doing anything?

24 A. They are not. We're not doing anything for the back. We
25 are doing the front just to keep up appearances. You know,

1 there is a home for sale in the neighborhood and the neighbors
2 want all the houses to look like they're maintained, at least
3 from the front.

4 The back is not really visible unless you walk back
5 there. And I don't think there is any water running, so
6 there's really no way to do a power wash or to maintain the
7 pool and we don't have the finances to undertake that expense.

8 Q. Understood.

9 MR. EVERT: May I approach?

10 THE COURT: You may.

11 BY MR. EVERT:

12 Q. So, Ms. Franchi, I'm showing you what's been premarked for
13 identification as Government's Exhibit 7.

14 Do you recognize this?

15 A. Yes, I do.

16 Q. What is it?

17 A. This is the ledger that was prepared by our property
18 management company, which is PMI Terminus, they're on the
19 upper left, for the 5114 Graythorne property.

20 Q. And have you confirmed that the numbers reflected in this
21 chart are accurate?

22 A. Yes.

23 MR. EVERT: I would move to admit Government's
24 Exhibit 7.

25 THE COURT: Any objection?

1 MR. SILAS: No, Your Honor.

2 THE COURT: It's admitted.

3 BY MR. EVERT:

4 Q. And so starting at the bottom section, where it says
5 maintenance/repair charge 2024, can you explain what that is?

6 A. Yes. Thrive Land Care was the landscape contractor that
7 we employed for calendar year 2024. So all of those entries
8 are the invoices that we received from Thrive for maintenance,
9 the mowing twice a month.

10 The entry for \$750 down at the bottom, that includes
11 the trimming that we did, the pruning and the pine straw
12 application.

13 The top line there, previous balance, \$1,300, that
14 was the carryover from calendar year 2023 where we started --
15 we started the self-help in July of 2023.

16 And the minus 150, the very last line, I found an
17 error in the carryover balance to that amount, 150, so PMI
18 just subtracted it at the end.

19 Q. Understood.

20 And at the bottom, it says total for this section,
21 can you read that number, please?

22 A. Total for the repair and maintenance is \$3,400.

23 Q. And so is \$3,400 the amount that the HOA has spent on
24 maintenance of 5114 Graythorne Lane?

25 A. That is correct, yes.

1 Q. The next section up says legal fees.

2 Can you please explain what those are for?

3 A. Yes. Lueder, Larkin & Hunter is the law firm that we as
4 an HOA retain to protect the interests of the HOA and the
5 neighbors.

6 We did that in -- well, I guess the first invoice
7 there is in April, so it was earlier this year, 2024, and
8 he -- the attorney there, Stephen Finamore, undertook to
9 review all of the legal matters that were going on and he got
10 a lien recorded on behalf of the HOA to protect our financial
11 interests.

12 Q. And are all of the numbers -- are all of the bills
13 reflect -- there related to the situation where -- in which
14 the house has fallen into disrepair?

15 A. Yes, that is correct. We would not need an attorney, an
16 outside counsel but for this.

17 Q. And there's a number previous balance.

18 Do you know what that is?

19 A. Yes. Our previous management company had an in-house
20 counsel that we thought was doing this for us, but didn't do a
21 good job. And that was their legal fee, \$75.

22 Q. Understood.

23 So could you please read the total number for legal
24 fee?

25 A. For legal fees, yes, \$3,080.

1 Q. All right. And the next section up says collection admin.
2 fee, 2024. And then it provides a previous balance of \$25.

3 Can you explain what that is?

4 A. Yes. When the first dues went unpaid, the prior
5 management company sent it to their collections department so
6 that was their fee.

7 Q. And the next section up says assessment homeowner 2024.

8 Can you please explain what that is?

9 A. Yes. The 1650 is the first year that the dues went
10 unpaid. And then the 2150 is for calendar year 2024, where
11 the dues went unpaid, so a total of unpaid dues is \$3,800.

12 Q. And the 1650, that was 2023, was the first year?

13 A. That's correct.

14 Q. And the next section up is assessment homeowner,
15 parentheses, delinquent interest 2024 and it provides a
16 previous balance of \$105.93.

17 Can you please explain what that is?

18 A. Yes. So that was calculated by our prior management
19 company. And that would be the interest on the unpaid \$1,650.

20 Q. And then the final section here is titled assessment
21 homeowner, parentheses, delinquent fee 2024.

22 Can you please explain what that is?

23 A. Yes. That's the interest, the \$18 a month is the -- so
24 that's the interest on the 2150 that's delinquent and I think
25 that's divided by 12 months.

1 Q. And is the -- and then there's a line for previous
2 balance.

3 Can you explain what that is?

4 A. Yeah. That would be the 10 percent of the 1,650 from the
5 prior year.

6 Q. And what's the total balance?

7 A. The total -- total interest there is \$309.

8 Q. And looking at the very bottom of the page, what is the
9 total of all of these?

10 A. Yeah. The total ledger amount is \$10,719.93.

11 Q. And so is that all the money that the homeowner's
12 association has had to spend as a result of Mr. Delano's house
13 falling into disrepair?

14 A. Yes. This -- up until the beginning of December, yes. Of
15 course it will continue.

16 Q. And are you aware of any other issues at 5114 Graythorne
17 Lane?

18 A. Yes. There have been other issues.

19 Q. Can you briefly describe those, please?

20 A. Yes. At some point, we became aware that one or more
21 individuals, it looked like they were trying to occupy the
22 home without any legal authority or permission from the
23 homeowner.

24 Q. And approximately when -- when was that going on?

25 A. That would have been in the spring or -- spring of this

1 year, 2024.

2 MR. EVERT: No further questions, Your Honor.

3 THE COURT: Did somebody chase them away, the
4 squatters or the potential squatters?

5 THE WITNESS: It was a group effort, yes.

6 MR. EVERT: I anticipate the next witness will
7 testify about that.

8 THE COURT: Okay. Cross-examination?

9 MR. SILAS: Yes, Your Honor.

10 THE COURT: Okay.

11 CROSS-EXAMINATION

12 BY MR. SILAS:

13 Q. Good morning, Ms. Franchi.

14 A. Good morning.

15 Q. I've got a few questions for you.

16 A. Okay.

17 Q. So I understand that you live in the home that is next to
18 5114 Graythorne Lane; is that right?

19 A. That's correct.

20 Q. So you see this property on a regular basis; is that
21 right?

22 A. It's a small neighborhood and we see it when we're walking
23 around the neighborhood.

24 Q. Okay. And do you walk on that street where 5114
25 Graythorne Lane is?

1 A. Yes.

2 Q. So do you walk past that property?

3 A. All the time.

4 Q. All the time.

5 Did you walk past it today?

6 A. Not today.

7 Q. Over the weekend?

8 A. Yes.

9 Q. Okay. And as I understand it, one of the concerns about
10 the condition of 5114 Graythorne Lane is that it impacts
11 potentially the property values of the entire neighborhood; is
12 that right?

13 A. The neighbors are concerned about that, yes.

14 Q. And you are the homeowner's association president, right?

15 A. No, I'm the treasurer.

16 Q. You're the treasurer, okay.

17 But you also as both an officer of the homeowner's
18 association and also a resident in the neighborhood, you have
19 some concern about the appearance and upkeep of that
20 particular property, right?

21 A. Yes, that's correct.

22 Q. And as you mentioned, there were a couple of demand
23 letters that were sent out to Mr. Torjagbo, or Mr. Delano, as
24 you may know him, and there was no response to those demand
25 letters, right?

1 A. That's correct.

2 Q. Is it your understanding -- it's your understanding now
3 that Mr. Delano has been -- is currently incarcerated,
4 correct?

5 A. That's my understanding.

6 Q. Is it your understanding now that throughout this period
7 where there were demand letters sent and then subsequent
8 self-help that Mr. Delano was incarcerated throughout that
9 period?

10 A. Yes.

11 Q. Okay. And it's your understanding that at one point,
12 there was a relative of Mr. Delano's who was sort of
13 exercising or engaging in some sort of maintenance or upkeep
14 on the property; is that right?

15 A. That's right.

16 Q. But that discontinued at some point?

17 A. Yes.

18 Q. And there was a landscaping company that was hired by the
19 homeowner's association to do -- to maintain the yard and the
20 exterior of the property; is that right?

21 A. Right.

22 Q. Was the name of that landscape company Gutierrez
23 Landscaping; is that right?

24 A. It ended up not -- we got an estimate from Gutierrez
25 Landscaping, and we ended up choosing a different contractor

1 to do the work.

2 Q. Oh, is that Thrive that you-all ultimately chose?

3 A. That's correct, it was Thrive.

4 Q. Okay. And I understand it, Thrive comes out twice a month
5 to do the upkeep on the outside; is that right?

6 A. They come twice a month to mow the front yard.

7 Q. Okay. And they're coming and mowing the yard that has
8 continued up until this point; is that right?

9 A. Since July 2023, yes.

10 Q. Okay. And do you have a copy of Government's Exhibit 7 up
11 there with you?

12 A. Yes.

13 Q. And I wanted to ask you a question about the
14 maintenance/repairs charged 2024 section at the bottom.

15 A. Yes.

16 Q. You know we see a listing of various charges beginning on
17 May 10th of 2024 down through December 3rd, 2024, but at the
18 very beginning, there is a previous balance section of \$1,300.

19 Was that charges that were accumulated through Thrive
20 for some point prior to May of 2024?

21 A. Yes, we changed property management companies starting
22 January 1, 2024, so the previous balance is the landscape
23 charges from the previous management company so it's a
24 different ledger.

25 So this management company, PMI, took that

1 information and put it in their own ledger as previous balance
2 so that carries over from 2023.

3 Q. Okay.

4 A. And also the dates on the left are the dates that this
5 management company entered the information to compile the
6 ledger.

7 Q. Okay.

8 A. It's not the date that the work was done. Okay?

9 There's an invoice number for each one and the
10 invoice -- and the invoices themselves have the date of the
11 work.

12 Q. Okay. I had a question also about the -- at the very
13 beginning in the top section where it says assessment, dash,
14 homeowner delinquent fee, 2024 and it has a previous balance
15 of 165, and you indicated that that is 10 percent of 1,650,
16 which is correct.

17 But why is that a -- why is that a charge that's
18 listed there?

19 A. That's the interest. We're allowed to charge 10 percent
20 interest on delinquent assessments.

21 Q. Okay.

22 A. And that was for 2023, so that was -- it says previous,
23 that was the prior management company.

24 Q. I want to show you a couple of photographs here. I'll
25 mark the first Defendant's Exhibit 1 and the second

1 Defendant's Exhibit Number 2.

2 Ms. Franchi, do you recognize what is depicted in
3 that photograph?

4 A. Yes.

5 Q. What is -- what is shown there?

6 A. That's 5114 Graythorne Lane.

7 Q. So that is the property that is at issue in this
8 proceeding where the homeowner's association is I guess
9 engaged in self-help to sort of improve the -- or maintain the
10 exterior of the property?

11 A. Yes.

12 Q. And that's the property that Mr. Delano has -- that he
13 owns and has resided at?

14 A. Yes.

15 Q. And is that a fair depiction of what that property looks
16 like now?

17 A. Well, you can't really see the yard.

18 Q. But from that angle, from that --

19 A. This part is my yard.

20 Q. Okay. So that's -- so you're right next to door to it?

21 A. Yes.

22 Q. So if we were standing in that part of your yard or next
23 to that part of your yard, that is what you would see if you
24 were looking at 5114 Graythorne Lane?

25 A. Yes. But you're not -- this doesn't show it directly in

1 front of the side -- you know, a direct full frontal view of
2 his home.

3 Q. Okay. But that being said, that is an angle of what the
4 property looks like, right?

5 A. That is correct, yes.

6 MR. SILAS: I would move into evidence Defendant's
7 Exhibit Number 1, Your Honor.

8 THE COURT: Any objection?

9 MR. EVERT: No objection.

10 THE COURT: May I took a look at it, though?

11 MR. SILAS: Yes, Your Honor.

12 THE COURT: Unless you have a copy for me.

13 MR. SILAS: I do -- I can give you one, Your Honor.

14 THE COURT: That would be great. Yes.

15 MR. SILAS: I mismarked this, Your Honor. I'm sorry.

16 THE COURT: That's okay.

17 MR. SILAS: And, Ms. Franchi --

18 THE COURT: So this is your yard here?

19 THE WITNESS: That's correct.

20 THE COURT: That's the house at issue?

21 THE WITNESS: Yes.

22 THE COURT: But you really can't see the yard because
23 your yard is in the way, right?

24 THE WITNESS: In this picture.

25 THE COURT: Okay. Fair enough. Thank you.

1 MR. SILAS: And, Your Honor, I'm going to --

2 BY MR. SILAS:

3 Q. Well, Ms. Franchi, I have a second picture to show you.

4 A. Okay.

5 Q. Is that another picture of 5114 Graythorne Lane?

6 A. Yes.

7 Q. The house next to yours?

8 A. That's correct.

9 Q. And this is a property -- this is a view that's from more
10 the frontal view of the house, right?

11 A. Yes, it is.

12 Q. And you can see the driveway and you can see -- you know,
13 you look down directly at the front of the house; is that
14 right?

15 A. Yes.

16 MR. SILAS: Your Honor, I would move into evidence
17 Defendant's Exhibit Number 2.

18 MR. EVERT: No objection.

19 THE COURT: It's admitted.

20 MR. SILAS: And I have a copy for the Court,
21 Your Honor.

22 THE COURT: Thank you.

23 So now I'm looking at a driveway. Is that the
24 driveway to the house at issue?

25 THE WITNESS: Yes, yes.

1 THE COURT: And we can see across the yard to the
2 house, correct?

3 THE WITNESS: Correct.

4 THE COURT: Okay.

5 BY MR. SILAS:

6 Q. And again the yard that we see it as -- as shown in that
7 photograph is as it is currently being maintained by Thrive
8 Land Care, right?

9 A. Well, I don't know when this picture was taken, but yes.

10 Q. Okay.

11 THE COURT: This is far better than what it looked
12 like when you-all began self-help?

13 THE WITNESS: Yes. Because the grass is at least
14 low. But you can see how overgrown all of the trees and
15 shrubs are and the driveway -- you can't really see as much in
16 this picture, the driveway and sidewalks are really dark and
17 moldy because it hasn't been power washed, but, you know, you
18 can hardly see -- the front door is there (indicating).

19 THE COURT: Yes.

20 THE WITNESS: And, you know, all of this is
21 overgrown.

22 THE COURT: Okay.

23 THE WITNESS: And, you know, the backyard is far
24 worse.

25 THE COURT: Right. Because you-all haven't done

1 self-help in the backyard?

2 THE WITNESS: That's correct.

3 BY MR. SILAS:

4 Q. And from standing from the front, though, at those vantage
5 points that are depicted in Defendant's Exhibits Numbers 1 and
6 2, you can't see the backyard; is that right?

7 A. That's right.

8 Q. And I understand that the homeowner's association is
9 working with an attorney to sort of protect the interest of
10 the collective set of homeowners in that neighborhood, right?

11 A. Yes.

12 Q. And there are fees listed here for \$3,080 that have been
13 paid to date to that lawyer?

14 A. Yes.

15 Q. And is that in relation -- for services rendered in
16 connection with this effort to maintain the
17 5114 Graythorne Lane property?

18 A. Yes. And, yes, to protect our interest as an HOA.

19 Q. Okay. And have you consulted with that lawyer about the
20 possibility at some point of seeking sort of recompense from
21 Mr. Delano for the fees that have been charged for that -- for
22 these services?

23 A. Well, it's my understanding with -- after talking with the
24 lawyer that our recourse is to have a lien filed on the home.

25 And when the home is sold, however the priority of liens

1 shakes out, that's how we would get the monies returned.

2 Q. And eventually, when the -- whenever the property is sold,
3 whether it be next month or next year, if there was a lien
4 that's been put in place, you would expect that the homeowners
5 would be able to recoup the expenses that they've incurred; is
6 that right?

7 A. In theory. But if the home value sinks so low that it
8 doesn't cover the liens, then there's not going to be enough
9 money left.

10 Q. And you don't know any -- I mean, you don't have an
11 understanding about the -- whether there's a mortgage on the
12 property or anything like that, do you?

13 A. I don't believe there is a mortgage.

14 Q. Okay. So you don't believe that there is a mortgage on
15 the property, so at this point, the property is owned free and
16 clear?

17 A. There's a federal lis pendens on it.

18 Q. Aside from the lis pendens, but what -- but in terms of
19 the valuation of the property, what you're talking about in
20 terms of what may be recouped upon sale is whatever the sale
21 price is but with no deduction going to a -- going to a --
22 going to a bank?

23 MR. EVERT: Objection.

24 THE WITNESS: Not --

25 MR. EVERT: It exceeds the scope of the direct

1 examination.

2 THE COURT: I'm going to overrule it. The point is
3 that they could get their money -- if they just keep paying
4 for him, maybe they can get their money back upon the sale,
5 correct?

6 MR. SILAS: Correct, Your Honor.

7 THE COURT: So, I mean, in other words, right now,
8 he's not paying his fair share, right?

9 THE WITNESS: Right. The neighbors are paying for
10 it.

11 THE COURT: Yes. You're also having to come out of
12 pocket to pay for upkeep.

13 THE WITNESS: Yes.

14 THE COURT: You're also having to come out of pocket
15 to pay for a lawyer.

16 THE WITNESS: Yes.

17 THE COURT: And you're also coming out of pocket
18 because you haven't -- you're losing interest that you would
19 get, right?

20 THE WITNESS: Yes.

21 THE COURT: All of which you're accounting for in
22 detail, right?

23 THE WITNESS: Of the actual expenditures, but this
24 doesn't account for a decrease in the property value.

25 THE COURT: Of course not.

1 THE WITNESS: And the government lien and the tax
2 lien, because public records show no taxes have been paid.

3 THE COURT: Yes. Your little piece of this is that
4 it's an eyesore. It's difficult for your neighbors. He's not
5 a good neighbor. And it's actually now costing you money.

6 THE WITNESS: Correct.

7 THE COURT: Okay. And maybe you would have a
8 right -- have your lawyers told you that if you wait and wait
9 and wait, if this house is ever sold that you can then file a
10 lien for however much you're owed, right?

11 THE WITNESS: Yes, the lien has been recorded.

12 THE COURT: Yes. So if it creeps up to 30,000 in
13 three years or 40,000, you can then come and recover that
14 amount of money, right?

15 THE WITNESS: In theory, yes.

16 THE COURT: In theory correct. Yes.

17 Okay. Anything else you want to ask about that
18 issue?

19 MR. SILAS: No. No, Your Honor. Just one last
20 question.

21 THE COURT: We all know that's the truth, right?

22 MR. SILAS: Right.

23 THE COURT: I don't know, maybe one of the things
24 that matter is -- we're not here about whether he's a bad
25 neighbor.

1 THE WITNESS: Correct.

2 THE COURT: And whether he's abusing the relationship
3 that he has with the other people there. That's your fight.

4 THE WITNESS: Yeah. It's the value of the home.

5 THE COURT: Yes.

6 THE WITNESS: And the safety, if there are
7 unauthorized people in there, which is against all of our
8 interests.

9 THE COURT: Exactly right.

10 And the issue for me is whether there is specific
11 things that matter under the law so that I can force or allow
12 the government to force a sale. And whether he's a bad
13 neighbor may not be enough.

14 Do you understand that?

15 THE WITNESS: Of course.

16 THE COURT: But I don't know, maybe it will be when
17 they tie it with all of the other stuff, but I think that's
18 kind of where we are, right?

19 MR. SILAS: That's right.

20 THE COURT: So far, there's not a single fact in
21 dispute as far as I can tell, is there?

22 MR. SILAS: There doesn't seem to be much so,
23 Your Honor.

24 THE COURT: What does the government say?

25 MR. EVERT: I don't think there's been anything in

1 dispute so far.

2 THE COURT: He's a bad neighbor and he's taking
3 advantage of these people and he's making them do all of these
4 things that he's not doing.

5 MR. SILAS: Well, I would retract, I guess my last --
6 I wouldn't say that he was a bad neighbor. I wouldn't agree
7 on that part, Your Honor.

8 But I would say, yes, that the homeowner's
9 association are incurring --

10 THE COURT: Okay. I won't put a subjective label on
11 it. He's not paying his fair share. He's not keeping up his
12 property. He's causing the neighborhood to do those things
13 and he's causing lot of anxiety and frustration for all of his
14 neighbors and potentially the diminution in value.

15 Whether that makes him, quote, a bad neighbor, close
16 quote, or not, those are the facts that are not in dispute,
17 right?

18 MR. SILAS: I can't speak to the neighbor's anxiety.
19 I can see that they say -- I could understand and I can see
20 from Ms. Franchi's testimony and also obviously from the
21 demand letters that the neighbors have some concern about the
22 property, yes.

23 THE COURT: Wouldn't you?

24 MR. SILAS: Well, I don't want to speak to myself,
25 Your Honor.

1 THE COURT: No. But I mean seriously, though,
2 wouldn't anybody feel that way if they had a house like this
3 next door to them and every -- most people, for most people,
4 their home is their primary asset.

5 It's also where they spend most of their time and
6 want to relax. And to have something like this is -- I think
7 it would be bothersome to anybody, don't you?

8 We don't check our humanity and normalcy because
9 we're lawyers. I think every -- how can you not admit that?

10 MR. SILAS: I don't want to make myself a witness,
11 Judge.

12 THE COURT: You're not a witness.

13 MR. SILAS: So but I certainly understand the Court's
14 point, Your Honor. I appreciate it. And I absolutely hear
15 the Court loud and clear on it. I just wanted to make one --
16 one last point, Ms. Franchi, which is --

17 THE COURT: Sure.

18 BY MR. SILAS:

19 Q. -- that when you -- I think in the earlier part of your
20 testimony, I think that you said that the typical homeowner --
21 the value of these homes in this neighborhood range from about
22 1.5 to about \$2.8 million, right?

23 A. That's correct.

24 Q. And we would expect that based on what this house was --
25 do you know what this house was sold for when it was initially

1 purchased in 2021 by Mr. Delano?

2 A. I don't know. I think it was listed for maybe 2.6 or 2.8.

3 Q. Something north of that 1.5 number?

4 A. Yes. Yes. It's a big, beautiful -- it was a beautiful
5 custom home and they're expensive to maintain.

6 MR. SILAS: That's all I have, Your Honor.

7 THE COURT: Okay. Thank you.

8 Any redirect?

9 MR. EVERT: No, Your Honor.

10 THE COURT: Okay. Thank you very much for coming
11 down. I appreciate it.

12 THE WITNESS: Thank you.

13 MR. EVERT: And may the witness be excused?

14 THE COURT: Yes, you may.

15 THE WITNESS: Thank you.

16 THE COURT: Thank you.

17 MR. EVERT: Oh, yeah.

18 Your Honor, we would call Detective Adriano Ghisi.

19 THE WITNESS: Okay.

20 - - -

21 ADRIANO GHISI,

22 A witness herein, having been first duly sworn, was examined
23 and testified as follows:

24 - - -

25 COURTROOM DEPUTY: Thank you.

1 For the record, will you please state and spell your
2 first and last name?

3 THE WITNESS: Detective Ghisi. First name
4 A-D-R-I-A-N-O, last name Ghisi, G-H-I-S-I.

5 COURTROOM DEPUTY: Thank you.

6 DIRECT EXAMINATION

7 BY MR. EVERT:

8 Q. Mr. Ghisi, where do you work?

9 A. I work with Cobb County Police Department.

10 Q. And what is your title there?

11 A. I am a police detective with the criminal investigation
12 unit.

13 Q. And how long have you been a detective with the criminal
14 investigation unit?

15 A. A detective coming on four years now.

16 Q. And how long have you worked for the police department
17 overall?

18 A. I've been employed with Cobb County since April of 2018.

19 Q. Are you familiar with a property located at
20 5114 Graythorne Lane in Marietta, Georgia?

21 A. I am.

22 Q. How did you become familiar with it?

23 A. The property in which you're referring to came to my desk
24 as a theft report, a report was taken where the complainant
25 was alleging a possible theft involving a family member.

1 Q. And who -- who was the complainant in that incident?

2 A. It was Mr. Carl Torjagbo.

3 Q. And who was the person that he accused of potential theft?

4 A. It would be Mr. Peter Irie. I think that's how you
5 pronounce it.

6 Q. And who is the owner of 5114 Graythorne Lane, to your
7 knowledge?

8 A. Carl Torjagbo.

9 Q. How do you know that?

10 A. This is information that I found on a Cobb County tax
11 assessor's website.

12 Q. And have you ever spoken with Mr. Torjagbo about squatters
13 in his house?

14 A. I have.

15 Q. Was anyone else on that call?

16 A. Yes.

17 Q. Who -- who was that?

18 A. Mr. Silas, his defense attorney.

19 Q. What, if anything, did Mr. Torjagbo say about who had
20 permission to be in his home?

21 A. So during our conversation -- and I believe you're
22 referring to when I obtained a criminal trespass letter,
23 during that conversation, he advised that only one person,
24 Mr. Gonzo, was the one authorized to be at the home while he
25 was away.

1 Q. And other than Mr. Gonzo, had anyone previously had
2 permission to be at his home?

3 A. Previously, yes.

4 Q. And who was that?

5 A. Mr. Petey -- oh, sorry, Peter Irie.

6 Q. And other than Mr. Gonzo and Mr. Irie, was anyone else
7 permitted to be at the home?

8 A. Negative, no.

9 Q. And are you aware of anyone other than Mr. Irie and
10 Mr. Gonzo being inside the house at 5114 Graythorne Lane?

11 A. Yes.

12 Q. Who?

13 A. A male by the name of Brian Holland and an unknown female.

14 Q. Did you speak with Mr. Holland on the phone?

15 A. I did.

16 Q. When was that?

17 A. This was -- I believe it was a couple of months after the
18 investigation was initiated, so I don't recall the date
19 correctly. I would have to look at my report.

20 Q. If I -- if I showed you your report, would that refresh
21 your recollection?

22 A. Yes.

23 MR. EVERT: May I approach?

24 THE COURT: Yes.

25 MR. EVERT: This is his report.

1 MR. SILAS: Oh, okay.

2 THE WITNESS: Thank you. So I spoke to
3 Mr. Brian Holland on Tuesday, May 14th.

4 BY MR. EVERT:

5 Q. Of what year?

6 A. 2024.

7 Q. And what did -- what, if anything, did Mr. Holland say
8 about whether he had been in the house at
9 5114 Graythorne Lane?

10 A. I did inquire about his interaction with Mr. Irie at the
11 house. Mr. Holland claimed that he called Cobb County, I
12 don't know what number he called, but he claimed that he
13 called Cobb County, obtained a list of homes with unpaid
14 taxes.

15 He goes then and pays the taxes for the home. Then
16 he says that because he paid the taxes of the home, he went to
17 the house and entered the home uninvited.

18 Now, because he paid the taxes, he decided to put no
19 trespassing signs on the home, therefore now he had a claim to
20 the house. Our conversation initiated that way.

21 I then looked into this information. I called the
22 Cobb County tax assessor's website to follow up on an update
23 on the status of the home, had the home been placed on
24 auction, was it foreclosed, Cobb County confirmed it was not.

25 I then checked that information with the DA's office

1 and also one of my supervisors is an attorney, and I ran this
2 by them. And we all were in agreement that somebody cannot
3 just out of the blue enter a home and claim it's their own.

4 So then I talked to Mr. Brian Holland and I
5 confronted him with this information. He claimed he had a
6 legal right to the home and I said, no, you do not.

7 And because there's a criminal investigation, if I
8 happen to arrive at this home and somebody who's not
9 authorized to be there is there, I will charge them.

10 And then that's what I decided to do with Mr. Carl
11 was to obtain a criminal trespass letter, because at the time,
12 to my knowledge, he is the homeowner of the home, so I
13 obtained that letter so our officers could issue a CT warning
14 to anyone.

15 Q. And you mentioned Mr. Holland maybe saying something about
16 paying the taxes.

17 Are you aware of whether he, in fact, paid taxes on
18 the home or is that just something that he either said he did
19 or was planning to do?

20 A. So he claimed he did. During my conversation with Cobb
21 County tax assessor's office, they said the taxes were unpaid.

22 THE COURT: So who is this guy?

23 THE WITNESS: It's a -- it's just a random person
24 that --

25 THE COURT: Is he random to you-all, too?

1 MR. EVERT: I'm not familiar with him.

2 THE COURT: So he just said he paid the taxes and
3 therefore he now had possession of the home and he didn't even
4 pay the taxes and yet paying the taxes doesn't give you
5 possession; is that kind of the long and short of it?

6 THE WITNESS: That's correct, yes, sir.

7 THE COURT: Okay.

8 BY MR. EVERT:

9 Q. And how did Mr. Holland come to your attention in the
10 first place?

11 A. So when I spoke to Mr. Gonzo and Mr. Irie, they made me
12 aware. Mr. Irie during his misunderstanding with Mr. Carl,
13 Mr. Irie was in possession of Mr. Carl's BMW, so he goes -- he
14 said I don't -- because I don't want the situation to escalate
15 beyond what it is now, I want to return this car.

16 He goes to the home, returns the car. When he
17 arrives, Mr. Holland and a female are inside of the home. He
18 confronts them, talks to them, why are you here? Who are you?

19 And that's when the story with the taxes, I have an
20 interest in this home came about.

21 Mr. Irie went to his vehicle to grab something. When
22 he comes back, the male and the female are gone in the wind.

23 He claims that he then called the male, because at
24 this time he had his phone number and a copy of his driver's
25 license. Said where did you go?

1 And he was like I talked to my attorney, my attorney
2 advised that I should not come back to this house. And that's
3 how I came across this.

4 Q. And when you talked to Mr. Holland, that was after that
5 interaction, but he was still asserting that he had some sort
6 of right to the property; is that correct?

7 A. That's correct.

8 Q. And since your conversation with Mr. Holland, do you know
9 if anyone other than Mr. Gonzo and Mr. Irie have been on the
10 property?

11 A. Yes. So I spoke to the HOA soon -- soon after this
12 incident. And because I was conducting an active
13 investigation, I said any issues that you have with this home,
14 let me know, I need to find out.

15 So I was notified by patrol, like, hey, we responded
16 to this address again. You have a criminal trespass letter,
17 right? And I say yes.

18 So they get to the address, there is a male there, an
19 unknown male, that said, Hey, Mr. Holland said that I could
20 stay at the house.

21 Officers, of course, explained like he has no right.
22 You need to get out. So they leave.

23 Days after, we get another call. Officers respond to
24 the residence. When they get there, somebody runs inside the
25 house and they don't answer the door.

1 So after that, I have no more knowledge, I haven't
2 been in touch, I haven't received any updates or anything.

3 Q. And approximately this second incident after the stuff
4 with Mr. Holland when -- when approximately did that occur?

5 A. I would say this was probably one or two months after
6 Mr. Holland's incident.

7 Q. Okay. And so Mr. Holland's incident was -- remind me,
8 sorry, when was Mr. Holland's incident?

9 A. I spoke to him in May.

10 Q. In May.

11 A. So this would have happened within a month or two after
12 that, yeah.

13 Q. So June or July, approximately?

14 A. That's correct, yes.

15 MR. EVERT: No further questions, Your Honor.

16 THE WITNESS: Okay.

17 THE COURT: Any redirect?

18 MR. SILAS: Just a little cross, Your Honor.

19 THE COURT: Sure. I'm sorry, I mean any cross.

20 CROSS-EXAMINATION

21 BY MR. SILAS:

22 Q. Detective Gonzo -- I'm sorry. I'm sorry.

23 Detective Ghisi, rather, I'm sorry.

24 A. Yes, sir.

25 Q. Your involvement with this property came initially because

1 there was a report by Mr. Torjagbo of concern, I guess, in
2 relation to a theft, that he thought that family members had
3 taken some things from his property; is that right?

4 A. Correct.

5 Q. And eventually, you reached out to Mr. Torjagbo via phone
6 with his lawyer, me, also on the phone call, where you
7 informed Mr. Torjagbo that you -- that the results of your
8 investigation were essentially that this was a civil issue
9 between him and his family members about missing property from
10 the house?

11 A. That's correct.

12 Q. Okay. Subsequently, you reached back out to Mr. Torjagbo
13 because you had learned about Mr. Holland having been on the
14 property, right?

15 A. Correct.

16 Q. You had talked to Peter -- Irie is how I pronounce it --
17 and he indicated to you that he had gone to take the BMW back
18 to the property and he encountered Mr. Holland when he was
19 there, right?

20 A. Correct.

21 Q. Okay. And subsequently, you did your own investigation
22 about whether or not there could be some truthfulness to what
23 Mr. Holland says about how he claimed to have paid the taxes
24 and obtained the right to be on the property, right?

25 A. Yes.

1 Q. And you learned that what he was saying didn't hold water
2 essentially, right?

3 A. Correct.

4 Q. One, that you can't actually obtain a possessory interest
5 in a property that way, right?

6 By -- and you learned that by contacting the Cobb
7 County tax assessor's office, right?

8 A. Correct.

9 Q. And also by consulting with your colleagues, basically,
10 right?

11 A. Yes.

12 Q. And you also even learned that Mr. Holland actually hadn't
13 even paid the taxes, right?

14 A. Correct.

15 Q. So you contacted him directly and told him do not come
16 back to this property?

17 A. Correct.

18 Q. And if you do, you will be arrested, right?

19 And as far as we know, Mr. Holland hasn't been back
20 to the property, right?

21 A. As far as I know, yes.

22 Q. I mean, you've not seen him and there have been no
23 Cobb County police officers who have informed you or made
24 reports that Brian Holland has been back to that property?

25 A. As far as I know, correct.

1 Q. And as far as you know, no neighbors have called to the
2 police to say Mr. Holland is back?

3 A. To my knowledge, no.

4 Q. Okay. And the neighbors have reached out to the police
5 after that to say, hey, there's somebody else here on this
6 property, right?

7 A. Correct.

8 Q. Okay. And did that then lead to uniformed officers going
9 out to the property then and having a second incident where
10 they encountered people on the property?

11 A. Yes.

12 Q. And they told them by this point, hey, there has been a
13 trespass letter that's been signed by Mr. Torjagbo saying that
14 there's only one person essentially who has authorization --
15 his authorization to be on the property, right?

16 A. Correct.

17 Q. And that would be his friend, Brahim Ganzou, right?

18 A. Ganzou, yes.

19 Q. Anybody else, if the Cobb County encountered those people
20 on the property, they're subject to being arrested, right?

21 A. Correct.

22 Q. Okay. So that resolved that matter when -- the second
23 time when the Cobb police went to the property and they told
24 those people you'd better leave or else you're going to be
25 arrested, right?

1 A. Correct.

2 Q. And then there was I think one more time, as far as you
3 know, something like this happened where a male was there and
4 the police -- I guess there was a call to the Cobb County
5 police again about somebody being on the property, right?

6 A. Correct.

7 Q. And this time, that person also said Brian Holland told me
8 I could come here, right?

9 A. If that's the one I mentioned earlier, yes.

10 Q. Okay. And again, that person was informed that they had
11 to leave or else they would be arrested, right?

12 A. Correct.

13 Q. And as far as you know, since then there have been no more
14 incidents of people coming to the property.

15 A. There was one additional incident. The one I mentioned
16 where officers arrived and a squatter or whoever it is, an
17 unknown person rushes inside of the home, locks themselves in
18 and don't answer the door.

19 Q. Okay.

20 A. So there's that one incident. Other than that, I have not
21 been personally notified. If the officers answered to the
22 residence, I have no idea, I haven't been told.

23 THE COURT: How did you get that guy out?

24 THE WITNESS: I have no idea how -- how they followed
25 up with that case.

1 BY MR. SILAS:

2 Q. And you don't know what actions were taken by the
3 uniformed officers after that point?

4 A. I do not at that point, because my investigation had been
5 concluded on the theft allegation. I have no knowledge of
6 what happened afterwards.

7 THE COURT: Right. You only got involved because he
8 called you to get you involved.

9 THE WITNESS: Correct.

10 THE COURT: And that led to these other incidents
11 you're aware of.

12 THE WITNESS: That is correct.

13 THE COURT: But you don't know whether there have
14 been other problems that neighbors or other people have had to
15 go over there and respond to things of that nature?

16 THE WITNESS: Correct.

17 BY MR. SILAS:

18 Q. But as far as you know, at this point, I understand that
19 your knowledge is limited, because your personal investigation
20 has been concluded, but as far as you know, there are no
21 squatters on the property at this point?

22 A. At this point, I'm not aware. I have no knowledge of
23 this.

24 THE COURT: One way or the other?

25 THE WITNESS: Correct.

1 BY MR. SILAS:

2 Q. And, again, as far as the incident where the person -- the
3 last incident where the person runs back into the house, that
4 was several months ago; is that right?

5 A. I would have to check our call history. I don't remember
6 how long ago it was.

7 MR. SILAS: That's all I have for this witness,
8 Your Honor.

9 THE COURT: Okay. Any redirect or is this witness
10 excused?

11 MR. EVERT: Nothing, Your Honor.

12 THE COURT: Okay. Thank you very much.

13 THE WITNESS: Thank you.

14 THE COURT: I'm still not sure there are any factual
15 issues here that are in dispute, are there?

16 He doesn't live at the house so he doesn't know
17 what's going on there. And when a friend or a family member
18 was taking advantage of him or he thought he was, he called
19 the police and that led the police to be aware of other
20 things. But there's nobody at the house on a day-to-day
21 timeframe to make sure that these things don't repeat.

22 MR. EVERT: Yes.

23 And then, Your Honor, we would call our next witness,
24 Scott Caruana of the Federal Bureau of Investigation.

25 THE COURT: Okay.

1 A. I believe it was sometime in 2021.

2 Q. And do you know how it was purchased?

3 A. Proceeds of the substantive fraud in the case that I'm
4 investigating.

5 Q. Do you know if there are currently any taxes owed on the
6 property?

7 A. Yes, there are.

8 Q. How do you know?

9 A. Through my investigation. And they're located on the
10 county website for the property in Cobb County.

11 MR. EVERT: May I approach?

12 THE COURT: You may.

13 BY MR. EVERT:

14 Q. I'm showing you what's been premarked for identification
15 as Government's Exhibit 4.

16 What is this?

17 A. I'm sorry?

18 Q. What -- what is this?

19 A. This is a -- the listing of the property tax transactions
20 that was located on the Cobb County website, property tax
21 website.

22 Q. Is this a fair and accurate representation of the
23 Cobb County tax website as it appeared -- or what --

24 Do you know when this was taken?

25 A. This was taken -- it was last week when I looked at the

1 unpaid property taxes.

2 Q. Does December 3rd sound right?

3 A. I believe -- yes, I believe it was like a Thursday,
4 Wednesday or Thursday, December 3rd.

5 Q. So is this a fair and accurate representation of the
6 Cobb County tax website as it appeared on December 3rd of
7 2024?

8 A. It is.

9 MR. EVERT: I would move to admit Government's
10 Exhibit 4.

11 MR. SILAS: No objection, Your Honor.

12 THE COURT: Okay. 4 is admitted.

13 BY MR. EVERT:

14 Q. So looking at the line for 2022, how much is owed in taxes
15 for 2022?

16 A. Unpaid taxes for 2022 are \$22,546.49.

17 Q. Next line, looking at the line for 2023, how much is
18 unpaid in taxes for 2023?

19 A. For 2023, \$23,095.35.

20 Q. And looking at the line for 2024, how much is owed in
21 taxes for 2024?

22 A. For 2024, it's \$20,799.46.

23 Q. And in Cobb County, when are property taxes for a given
24 year due?

25 A. October the 15th.

1 Q. So is it correct that the total amount of unpaid taxes for
2 5114 Graythorne Lane in Marietta, Georgia, is \$66,441.28?

3 A. That's correct. That's the total of those three numbers
4 that I just recited.

5 Q. I don't expect you to be able to do that math on the fly,
6 so...

7 Are you familiar with a property located at 101
8 Holt Drive in Acworth, Georgia?

9 A. Yes, I am.

10 Q. How are you familiar with it?

11 A. That's another property that came up in my investigation
12 involving Carl Torjagbo. And the government filed a
13 lis pendens on that as well.

14 Q. Do you know when that was purchased?

15 A. I don't recall. I believe it was sometime in 2021 as well
16 with the proceeds of the fraud in my investigation.

17 Q. And what kind of property is that?

18 A. It's undeveloped land.

19 Q. And do you know if there are any taxes currently owed on
20 the property?

21 A. Yes, there are.

22 Q. How do you know?

23 A. Again, the Holt Drive is in Cherokee County. And I
24 consulted with the Cherokee County property tax website and
25 identified that the unpaid -- that the property taxes were

1 unpaid as well.

2 MR. EVERT: May I approach?

3 THE COURT: You may.

4 MR. EVERT: Thank you.

5 THE COURT: Thank you.

6 BY MR. EVERT:

7 Q. So I'm showing you what's been premarked for
8 identification as Government's Exhibit 5.

9 What is this?

10 A. This is the property tax schedule for the property located
11 at 101 Holt Drive in Cherokee County.

12 Q. And is this a fair and accurate representation of the
13 Cherokee County website as it appeared on December 3rd, 2024?

14 A. Yes, it is.

15 MR. EVERT: I would move to admit Government's
16 Exhibit 5.

17 THE COURT: Any objection?

18 MR. SILAS: No, Your Honor.

19 THE COURT: Then it is admitted.

20 BY MR. EVERT:

21 Q. So looking at the line for 2022, how much is due in taxes?

22 A. For 2022, the amount of unpaid taxes is \$3,962.78.

23 Q. And when was that due?

24 A. November 15th of 2022.

25 Q. Then the next line up is 2023.

1 Can you say what the amount due in taxes is?

2 A. The amount due for 2023 was \$2,118.42. And the due date
3 of that was 11/15 of '23.

4 Q. And looking up at the next line for 2024, can you please
5 say what the amount due is?

6 A. \$1,855.89. And that was due on November 15th of 2024.

7 Q. And I'm not going to give you a math quiz.

8 So is it correct that the total of those numbers is
9 \$7,937.09?

10 A. Yes. And just to note the deed name on this schedule is
11 under the name of FlyingJack Freight and Logistics, LLC. That
12 is a company owned by Mr. Torjagbo.

13 Q. And are you familiar with the property located at Tract 4,
14 Fiber Drive in Cartersville, Georgia?

15 A. Yes, I am.

16 Q. How are you familiar with it?

17 A. Again, that's a property that came up in my investigation
18 with -- of Carl Torjagbo. And the government filed a
19 lis pendens on that property as well.

20 Q. And what kind of property is that?

21 A. It's undeveloped land.

22 Q. Do you know when it was purchased?

23 A. Yeah, sometime in 2021.

24 Q. And do you know how it was purchased?

25 A. With proceeds of the fraud of the instant case.

1 Q. Do you know if there are currently any taxes owed on that
2 Fiber Drive property?

3 A. Yes, there are.

4 Q. How do you know?

5 A. I consulted the Bartow County website and that website
6 listed the amount of unpaid taxes.

7 MR. EVERT: May I approach?

8 THE COURT: You may.

9 Thank you.

10 BY MR. EVERT:

11 Q. Excuse me. So I'm showing you what's been premarked for
12 identification as Government's Exhibit 6.

13 What is this?

14 A. This is the printout from the Bartow County tax website
15 showing the amount of tax activity for the
16 5114 Greythorne Lane. And it shows the amount that is due and
17 outstanding -- outstanding and due.

18 Q. And looking at the top right corner of this document, what
19 was the date when it was printed?

20 A. It was printed on December 4th of 2024.

21 MR. EVERT: I would move to admit Government's
22 Exhibit 6.

23 THE COURT: Any objection?

24 MR. SILAS: No, Your Honor.

25 THE COURT: It is admitted.

1 BY MR. EVERT:

2 Q. Can you please read the total due at the bottom?

3 A. The total due is \$3,614 and 9 cents.

4 Q. And looking at the due date on the top of the page, when
5 was that due?

6 A. November 15th of 2024.

7 MR. EVERT: No further questions.

8 THE COURT: Any cross-examination for this witness?

9 MR. SILAS: Yes. Briefly, Your Honor.

10 CROSS-EXAMINATION

11 BY MR. SILAS:

12 Q. Agent Caruana, maybe I misunderstood, but I just wanted to
13 clarify first that Exhibit 6 relates to the Fiber Drive
14 property in Cartersville, is that right, which was I think the
15 last exhibit that went in?

16 A. Oh, Exhibit 6 relates to the Fiber Drive, correct.

17 Q. Okay. And that is also undeveloped property; is that
18 right?

19 A. That's correct.

20 Q. And so the same with regard to the 101 Holt Drive property
21 in Acworth, Georgia, that's also undeveloped.

22 A. Correct.

23 Q. And the only developed property here would be the
24 5114 Graythorne Lane property in Marietta?

25 A. Yes, sir.

1 Q. And with regard to each property, the government has filed
2 a lis pendens; is that right?

3 A. That's correct.

4 Q. To, in essence, provide -- to provide notice of the
5 government's interest with regard to that property?

6 A. That's what my understanding is -- the purpose of a
7 lis pendens is.

8 Q. In essence to prevent the -- or to maintain the status quo
9 as far as title on a property while this litigation is
10 pending; is that right?

11 A. It's -- from my understanding, it's the government's claim
12 on that property so at the end of the day it can be forfeited
13 and the proceeds can be distributed amongst the victims in
14 this case.

15 Q. Okay. So with regard to each of these three properties,
16 the government has all -- has formally entered its claim with
17 regard to each one of these three properties already?

18 A. Yes.

19 Q. Okay.

20 MR. SILAS: That's all I have, Your Honor.

21 THE COURT: Okay. Anything else for this witness or
22 may he step down?

23 MR. EVERT: He may step down.

24 THE COURT: Okay. Sir, thank you very much. I
25 appreciate it.

1 All right. What else is there?

2 MR. EVERT: Your Honor, just a brief closing
3 statement would be -- would be all. Oh, unless -- unless the
4 defendant has any witnesses.

5 MR. SILAS: Oh, I'm sorry. I don't -- I don't have
6 any evidence, Your Honor.

7 MR. EVERT: We have no further witnesses.

8 THE COURT: Okay. So what, do y'all want to make
9 some argument on this? He hasn't paid taxes on any of them.

10 MR. EVERT: Correct.

11 THE COURT: Isn't that enough under the statute?

12 MR. EVERT: Yes, Your Honor.

13 THE COURT: Mr. Silas?

14 MR. SILAS: Well, Your Honor, I believe that this
15 is -- would be a extraordinary step, and one that rarely
16 happens, for the Court to allow the government to have --

17 THE COURT: Rarely happens because it's not permitted
18 under the law or because the government doesn't seek it?

19 Because I'm just kind of curious what you mean by
20 that, because I thought, unless you have an argument with the
21 government's legal authority, they tell me that under the
22 statute that you-all agreed applies, it authorizes a court to
23 enter an order preserving the property subject to a pending
24 forfeiture action if the property is subject to a mortgage or
25 tax in which the owner is in default.

1 I mean, the backyard looked pretty awful. The front
2 yard, through the self-help of the neighbors, they've gotten
3 looking at least passible, perhaps, from what I see.

4 But the witness was pretty obvious that -- or pretty
5 clear that, you know, you really can't see some of it, but
6 that there is a lot of mold and mildew on the ground and that
7 things are becoming overgrown. But the backyard looks pretty
8 awful.

9 I mean, I don't know how long a pool can be totally
10 neglected before it fails. And then you're selling a house
11 subject to a busted, rotted pool rather than with a pool. But
12 I suspect that's a big factor in it. And maybe the government
13 wants to argue that, if we do briefing.

14 But putting that aside, why isn't the fact that he
15 hasn't paid taxes on this property enough?

16 Is the statute wrong?

17 MR. SILAS: Your Honor, again, what I -- what I think
18 that would normally happen in this situation is that we would
19 see the litigation through. And I think that we are probably
20 going to see the litigation through to the point of whether
21 there is a conviction or not sometime here in 2025. I mean,
22 that's going to -- that's going to happen. We're not --

23 THE COURT: I think it's just been certified ready;
24 is that right?

25 MR. SILAS: I think that's right, Your Honor, so it's

1 not --

2 THE COURT: I'm going to move it forward. I'm going
3 to get it the first part of 2025.

4 I'm going to look at what it is. I think there's a
5 couple of things, there is an outstanding motion to suppress.
6 And I just kind of glanced at the docket, I think it's just
7 been sent to me.

8 MR. SILAS: So if that's the case, Your Honor, I
9 would not -- if that's the case, I think it's reasonable then
10 to -- for the Court to not require basically a sale on the
11 property.

12 Here -- I mean, to the extent that there are unpaid
13 taxes, the government -- certainly Cobb County and
14 Bartow County can collect those taxes once the -- once -- if
15 there is a conviction, once the property has been sold, the
16 government has stated its claim, it's formally staked its
17 claim on the property and basically says essentially it's ours
18 to get the proceeds back to repay the victims, to the extent
19 that victims exist in this case.

20 So there is no need -- I guess that's my point,
21 there's no really need -- there's no need to take this.
22 Everybody's interest here can reasonably be protected.

23 The homeowners will get their money. They filed a
24 lien. To the extent that Cobb County has a tax lien, they
25 will get their money. As we -- as we can hear from the

1 evidence, Your Honor, there is no -- I mean, there is no
2 mortgage on this property. This is a property that's probably
3 valued at --

4 THE COURT: How much is this property worth with a
5 busted pool that needs to be completely fixed or whatever
6 happens when it sits with ponding water for three years?

7 MR. SILAS: Well, I don't have a copy of the tax
8 assessor's statement, I wish I had brought it. But I think
9 this property is worth about \$2 million, Your Honor.
10 \$2 million with no -- you know, so there's no bank -- there's
11 no loan on the property at all.

12 So even if there is some repair work or cleanup work
13 that needs to be done to the pool, there is plenty enough
14 money to take care of that.

15 THE COURT: Why hasn't he done it?

16 MR. SILAS: Well, mainly because he's -- he's in
17 jail, so he hasn't been able to take care of it.

18 THE COURT: No, but who should pay for the pool to be
19 fixed up now? Who should pay for that? It kind of seems to
20 me it's a threat to the value of the house.

21 MR. SILAS: Well --

22 THE COURT: Is the air-conditioning in the house
23 working?

24 MR. EVERT: Your Honor, we haven't been inside.

25 THE COURT: Is there power to the house? I'd like to

1 know those things. I think that if a house in the south sits
2 unair-conditioned for a summer, I think there is risk of a lot
3 of mold inside.

4 And when that happens, you get really, really big
5 expenses because you start talking about drywall failure and
6 things like that, but I don't have any of that in front of me.

7 But it sounds like the government is going just on --

8 What's the government's argument for this?

9 MR. EVERT: So, Your Honor, for the two undeveloped
10 properties, Your Honor, our argument is just on the tax front.

11 On the 5114 Graythorne Lane, our argument is
12 two-pronged. On the one hand, there's the tax issue, which is
13 sufficient under the statute.

14 But the statute also provides the additional basis of
15 if the property is perishable or at risk of deterioration,
16 decay or injury by being detained in custody pending the
17 action. And here, we think that that is certainly satisfied.

18 THE COURT: Okay. I'm going to give you-all time to
19 file very short briefs on this issue.

20 Okay?

21 I'd like to see if there is a case that says I can do
22 it just because of the unpaid taxes or the case that says I
23 can't do it because of the unpaid taxes. There ought to be
24 something out there that says that.

25 The way I read the statute, it's pretty clear. It

1 says: On a motion by a party having custody of the
2 property --

3 Who has custody of the property, the government?

4 MR. EVERT: No, Your Honor.

5 We don't have custody of the property.

6 THE COURT: So who has custody of it?

7 MR. EVERT: The defendant.

8 MS. SNEED: I'll just -- I'll answer this,
9 Your Honor.

10 MR. EVERT: Yeah.

11 MS. SNEED: So for real property, the government
12 cannot take custody before there is a conviction.

13 THE COURT: All right. Well, the statute that you've
14 cited to me says on a motion by a party having custody of the
15 property, the Court may order all or part of the property sold
16 if, (c), the property is subject to a mortgage or a tax on
17 which the owner is in default.

18 MS. SNEED: So I think under --

19 THE COURT: Does that apply here? Because that seems
20 to be what you cited.

21 MS. SNEED: Yes. The defendant technically has
22 custody of the property, because it's still in his name.

23 THE COURT: Right. So he can force a sale if there's
24 taxes owed.

25 MS. SNEED: No. Any party can, Your Honor.

1 So on a motion by a party --

2 THE COURT: Oh, I'm sorry, you're right. Yes, you're
3 right.

4 MS. SNEED: Sometimes it happens.

5 THE COURT: Well, I doubt it's just sometimes.

6 All right. So I think you ought to brief that issue.
7 I think it says that.

8 Doesn't it say that, Mr. Silas?

9 MR. SILAS: Well, I do want to look at the -- to do
10 more research on the actual issue.

11 THE COURT: Well, it's kind of weird that we've known
12 this day was coming and you've had a couple of continuances of
13 this hearing for this purpose. It's kind of weird that you're
14 not ready to talk about it and cite me a case.

15 Is the government ready to do that?

16 MR. EVERT: Your Honor, I think the statute is pretty
17 clear.

18 THE COURT: It is. I agree.

19 MR. EVERT: I don't have a case that says what the
20 statute says other than what the statute says.

21 And I would also add that another -- that part (d) is
22 other good cause, and I think the squatters would constitute
23 other good cause.

24 THE COURT: Well, I am worried about that. And that
25 is why I asked questions of that police officer. There have

1 been threats to the property in the form of Mr. Holland coming
2 in and buying it by not paying the taxes and then some other
3 squatter.

4 And Mr. Silas makes the point that, well, there's no
5 other evidence of any other problems, but that's because
6 there's nobody to look over the house. There's nobody to look
7 into it and know what's going on.

8 For all we know, there could be people living in it
9 right now. I'm not saying that happened, but I don't think
10 anybody is looking over the property, is there? Well, there's
11 no evidence of that.

12 So I'd like you to file something that makes your
13 argument based on what we've heard today. And I think what
14 we've heard today is that the homeowner's association is
15 having to do much more than they should have to do to have a
16 bare minimum acceptability by their standards of the front
17 yard.

18 That nobody is doing anything with the backyard.
19 That the pool looks awful. That the pool -- I don't need a
20 pool expert to tell me that a pool filter is not meant to keep
21 up with branches, a broken and torn cover and however many
22 years of debris falling in the pool, so I think the pool is a
23 danger, if anybody were to get into it, and it's a serious
24 risk to the value of the property.

25 I think those are the facts. And that the

1 association is continuing to incur debt, that, yes, they could
2 come back sometime down the road and get in line with somebody
3 else to try to get their money back, but they want to cut off
4 the difficulty right now, and maybe that is cause.

5 But in addition, we have the fact that he has not
6 paid his taxes. And in addition to that, we have that there
7 has been some problem with people claiming access or ownership
8 to the house that has required the police to become involved
9 on at least two occasions, it sounds like. Once with
10 Mr. Holland and once with some other squatters that went
11 inside. More than that, we don't know.

12 Is that enough?

13 Okay. Make sense?

14 MR. EVERT: Yes, Your Honor.

15 THE COURT: Five pages each. Five pages each.

16 How long do you want?

17 MR. EVERT: Would we need the transcript for that
18 or --

19 THE COURT: Probably.

20 MR. SILAS: Can I have at least 14 days after we get
21 the transcript?

22 THE COURT: That's fine. And if that hits at the
23 holiday, let me know. I don't want to wreck anybody's
24 holiday.

25 Okay?

1 MR. EVERT: Understood.

2 THE COURT: But I'm going to move on it quickly. And
3 I'm going to move this case forward quickly.

4 What year was this case filed?

5 MR. EVERT: 2022.

6 THE COURT: 2022. And we're at the end of 2024.

7 Docket Order 19, May of 2022, granting the
8 defendant's motion to reset the pretrial conference until
9 August that had been set for July.

10 Docket 30, August 1st, order granting defendant's
11 motion for continuance of the pretrial conference, now setting
12 it for late August.

13 Docket 33, August 26th, motion granting defendant's
14 motion to reset the pretrial conference, setting it for
15 September of 2022.

16 Docket 36, order granting the motion to continue the
17 pretrial conference, that's entered three days before the
18 pretrial conference was supposed to be, setting it to
19 October 26th. It's not clear to me how that one was
20 continued, but it was.

21 Ex parte pretrial conference, I haven't listened to
22 the tape. Motion to stay. Motion for evaluation. Motion to
23 continue the evaluation. Motion for new counsel. Motion to
24 continue the pretrial conference which was now set for July 8,
25 2023.

1 Docket 76, order granting that motion to continue the
2 pretrial conference now set to January of 2024.

3 Docket 78, motion to continue that pretrial
4 conference until February.

5 That's a lot of motions to continue the pretrial
6 conference in front of the magistrate judge. No wonder these
7 cases take two years.

8 Then there's a superseding indictment, right?

9 MR. EVERT: There is.

10 THE COURT: Pretrial motion continued again by the
11 magistrate judge until October of 2024.

12 I had to continue this evidentiary motion from
13 November until today, that's the defendant's motion. Well,
14 and then I had to do it again at the joint request.

15 Another motion in the magistrate court to continue
16 the deadlines for pretrial motions. And another one. The
17 last one pushed it until the 6th.

18 Have all of the pretrial motions been filed?

19 MR. SILAS: Yes, Your Honor.

20 THE COURT: It looks like she put out a report and
21 recommendation about two weeks ago.

22 And then a motion for bill of particulars was filed.

23 Is that in front of a magistrate judge?

24 MR. SILAS: Yeah, I guess the district court could
25 handle it, but...

1 THE COURT: So it has not yet been certified ready
2 for trial? No?

3 MR. SILAS: If not, I expect it to be soon, Judge, if
4 not --

5 THE COURT: That is very optimistic. And I know
6 you-all weren't the lawyers the whole time, for most of the
7 time.

8 But there's no part of this that gives me any belief
9 that it's coming. That is very optimistic from reading the
10 docket the way I've just read the docket to think that we're
11 on the verge of being certified ready for trial.

12 But I'll tell you this very plainly. When this case
13 is certified ready for trial and it gets in front of me, we're
14 all going to get together and we're going to pick a date and
15 we're going to try this case in the first half of 2025.

16 Do you understand?

17 We might even go into the summer, but we're going to
18 pick a date in the first quarter of 2025, because I'm going to
19 set an expectation that it be certified ready to me by that
20 time. And we are going to try this case in the first half of
21 next year.

22 Okay?

23 I don't think this case -- I'm not fussing at the
24 parties. I know there have been things that have gone on.

25 But I was a prosecutor for seven years, I was a defense

1 attorney for ten years. There is nothing about this case that
2 makes me think it should take two plus years to get from
3 indictment to trial.

4 And I don't know why we let cases linger like that in
5 the magistrate court. I know defendants say I need more time
6 and it happens.

7 But when this case is to me, we're going to move it
8 forward expeditiously.

9 Does everybody understand that?

10 MR. EVERT: Yes, Your Honor.

11 MR. SILAS: Yes, Your Honor.

12 THE COURT: So I'm going to give you until two weeks
13 from the time Ms. Colter tells me that she has finalized the
14 transcript in order for you to file simultaneous, five pages
15 each, a motion as to that question of whether or not the mere
16 fact that there is taxes owed and unpaid going back on each
17 property, I think two properties three years and one property
18 two years; is that right?

19 I think the last property was just two years, but I
20 could be wrong.

21 MR. EVERT: I think that was just the -- I think the
22 last would be just rolls up the -- all of the things into one.

23 THE COURT: I see.

24 MR. EVERT: Whereas the other ones break it out into
25 the three different years.

1 THE COURT: The three different years. Okay. Fair
2 enough.

3 So whether that's enough.

4 And secondarily, whether the other facts that I think
5 are largely in dispute, you can characterize them one way or
6 another, but let's not start quibbling over the facts, I don't
7 think the facts are really in dispute. I listened to the
8 witnesses, I listened to the cross. There's not a lot of
9 factual disputes.

10 Whether those types of things, like the abuse of the
11 homeowner's association, the fact that the police officers
12 have to come there because there's been people at least twice
13 trying to claim ownership or access to the house, and, third,
14 the condition of the pool and what nuisance or whatever else
15 it might do, whether those things are enough to provide
16 independent good cause or good cause that wraps with the taxes
17 and then makes it the right course of conduct.

18 Everybody got it?

19 MR. SILAS: Yes, Your Honor.

20 THE COURT: All right. Anything else?

21 MR. SILAS: No, Your Honor.

22 MR. EVERT: No, Your Honor.

23 THE COURT: Okay. Thank you.

24 (Whereupon, the proceedings were adjourned at 11:42
25 a.m.)

REPORTERS CERTIFICATE

I, Jana B. Colter, Official Court Reporter for the United States District Court for the Northern District of Georgia, with offices at Atlanta, do hereby certify:

That I reported on the Stenograph machine the proceedings held in open court on December 9, 2024, in the matter of *United States of America v. Carl Delano Torjagbo*, Case Number 1:22-CR-00171-MLB; that said proceedings in connection with the hearing were reduced to typewritten form by me; and that the foregoing transcript is a true and accurate record of the proceedings.

This the 12th day of February, 2025.

/s/ Jana B. Colter, FAPR, RDR, CRR, CRC
Official Court Reporter

BY MR. EVERT: [23] 9/1510/512/24
14/915/816/316/1317/217/1919/1520/8
23/1124/345/748/450/859/1260/1361/13
63/663/2065/1066/1
BY MR. SILAS: [10] 28/1235/236/537/3
43/1852/2157/157/1758/166/11
COURTROOM DEPUTY: [5] 9/29/6
44/2545/559/6
MR. EVERT: [70] 5/105/226/16/86/25
7/37/77/137/197/227/258/118/139/7
12/1314/715/416/2216/2417/1519/13
19/2520/523/923/2328/228/634/935/18
38/2338/2541/2544/944/1344/1747/23
47/2550/152/1558/1158/2260/1161/9
63/263/463/1565/765/2166/767/2368/2
68/768/1068/1271/2472/973/473/773/10
74/1674/1976/1476/1777/177/578/9
80/1080/2180/2481/22
MR. SILAS: [54] 5/166/126/217/178/7
8/1715/617/1720/324/128/934/634/11
34/1334/1534/1735/135/1635/2039/6
40/1940/2241/1941/2242/542/1842/24
43/1043/1344/648/152/1858/761/11
63/1865/2466/967/2068/568/1469/17
69/2570/871/771/1671/2174/976/20
78/1978/2479/380/1181/1981/21
MS. SNEED: [6] 73/873/1173/1873/21
73/2574/4
THE COURT: [160]
THE WITNESS: [52] 8/219/49/1210/3
12/512/712/1012/1612/1812/2015/2
15/2516/728/534/1934/2134/2435/25
36/336/1336/2036/2337/238/2439/9
39/1339/1639/2039/2340/140/640/11
40/1541/141/441/641/1544/1244/15
44/1945/348/249/2350/652/1656/2457/9
57/1257/1657/2558/1359/9

\$

\$1,300 [2] 24/1331/18
\$1,650 [2] 11/2026/19
\$1,855.89 [1] 64/6
\$1,960 [1] 20/23
\$10,719.93 [1] 27/10
\$105.93 [1] 26/16
\$140 [1] 20/23
\$150 [1] 22/14
\$18 [1] 26/23
\$2 [2] 71/971/10
\$2 million [2] 71/971/10
\$2,000 [1] 22/15
\$2,100 [1] 12/15
\$2,118.42 [1] 64/2
\$2.8 [1] 43/22
\$2.8 million [1] 43/22
\$20,799.46 [1] 61/22
\$22,546.49 [1] 61/16
\$23,095.35 [1] 61/19
\$25 [1] 26/2
\$3,080 [2] 25/2537/12
\$3,400 [2] 24/2224/23
\$3,614 [1] 66/3
\$3,800 [1] 26/11
\$3,962.78 [1] 63/22
\$309 [1] 27/7
\$4,000 [1] 12/13
\$40,000 [2] 12/812/14

\$500 [1] 11/18
\$66,441.28 [1] 62/2
\$7,937.09 [1] 64/9
\$75 [1] 25/21
\$750 [1] 24/10

'23 [1] 64/3

-- a [1] 15/2

/

/s [1] 82/18

1

1,650 [2] 27/432/15
1.5 [2] 43/2244/3
10 percent [3] 27/432/1532/19
101 [3] 62/763/1166/20
10th [1] 31/17
11/15 [1] 64/3
11:42 [1] 81/24
12 [3] 9/2119/2026/25
12th [1] 82/14
14 [1] 76/20
1456 [1] 2/20
14th [1] 48/3
15 [1] 64/3
150 [2] 24/1624/17
15th [4] 61/2563/2464/666/6
165 [1] 32/15
1650 [2] 26/926/12
17 [1] 10/15
171 [1] 5/7
19 [1] 77/7
1949 [1] 2/18
1:22-CR-00171-MLB [2] 2/482/10
1st [1] 77/10

2

2,150 [2] 11/1511/15
2.6 [1] 44/2
2.8 [2] 10/2244/2
2018 [2] 11/545/18
2021 [4] 44/160/162/1564/23
2022 [11] 11/1661/1461/1561/1663/21
63/2263/2477/577/677/777/15
2023 [20] 11/1712/312/413/1313/1517/6
19/2020/1524/1424/1526/1231/932/2
32/2261/1761/1861/1963/2564/277/25
2024 [35] 2/115/312/312/612/714/23
24/524/725/726/226/726/1026/1526/21
28/131/1431/1731/1731/2031/2232/14
48/661/761/2061/2161/2263/1364/464/6
65/2066/677/678/278/1182/8
2025 [5] 69/2170/379/1579/1882/14
2114 [1] 9/19
215-1456 [1] 2/20
2150 [2] 26/1026/24
22 [1] 59/18
22-cr-171 [1] 5/7
24 [1] 20/15
24th [1] 17/6
26th [2] 77/1377/19

3

30 [1] 77/10
30,000 [1] 40/12

30303 [1] 2/19

33 [1] 77/18

36 [1] 77/16

3rd [5] 31/1761/261/461/663/13

4

40,000 [1] 40/13

404 [1] 2/20

4th [1] 65/20

5

5114 [18] 9/2210/610/2311/2113/413/18
14/1514/2216/1423/1924/2427/1628/18
28/2429/1033/633/2435/5

5114 Graythorne Lane [9] 37/1745/20

46/647/1048/959/1962/266/2472/11

5114 Greythorne Lane [1] 65/16

6

6.01 [1] 18/8

6th [1] 78/17

7

75 [1] 2/19

76 [1] 78/1

78 [1] 78/3

9

90 [1] 1/4

A

a.m [1] 81/25

abatement [2] 21/421/14

able [3] 38/562/571/17

about [37] 5/247/128/49/2110/1916/8
28/729/929/1329/1931/1332/1237/19
38/1138/1940/1740/2442/2143/2143/22
46/1246/1948/848/1049/1550/2053/9
53/1353/2253/2356/571/972/574/14

74/2478/2180/1

absolutely [1] 43/14

abuse [1] 81/10

abusing [1] 41/2

acceptability [1] 75/16

access [2] 76/781/13

accordance [1] 18/13

according [1] 10/22

account [1] 39/24

accounting [1] 39/21

accumulated [1] 31/19

accurate [6] 14/2223/2160/2261/563/12
82/13

accused [1] 46/3

across [2] 36/151/3

action [8] 2/416/2016/2017/919/319/11
68/2472/17

actions [1] 57/2

active [1] 51/12

activity [1] 65/15

actual [2] 39/2374/10

actually [5] 14/2415/1840/554/454/12

Acworth [2] 62/866/21

add [3] 21/2022/1074/21

added [1] 21/10

addition [2] 76/576/6

additional [2] 56/1572/14

address [2] 51/1651/18

adjourned [1] 81/24

admin [1] 26/1

Administrator [1] 2/17
admit [9] 15/417/1519/2520/423/2343/961/963/1565/21
admitted [8] 15/717/1820/724/235/1961/1263/1965/25
Adriano [2] 44/1844/21
advantage [2] 42/358/18
advised [2] 46/2351/2
after [18] 1/713/413/913/1413/1813/1937/2347/1751/451/1151/2352/152/352/552/1155/557/376/20
afternoon [1] 5/10
afterwards [1] 57/6
again [10] 36/651/1656/556/1058/262/2364/1769/1778/1078/14
against [1] 41/7
agent [7] 8/28/108/1659/1359/1659/1766/12
ago [3] 58/458/678/21
agree [3] 7/1542/674/18
agreed [1] 68/22
agreement [1] 49/2
ahead [1] 7/18
AI [1] 1/13
aided [1] 2/15
air [1] 71/22
air-conditioning [1] 71/22
all [58] 5/66/146/237/1727/1812/412/615/715/1615/1818/618/718/1319/521/821/1123/224/725/925/1225/1226/127/927/1129/329/431/236/1236/1436/2036/2539/2140/2141/741/1742/342/1344/649/249/2558/767/1667/2068/168/368/2271/1172/1873/1373/1574/675/878/1879/679/1480/2281/20
allegation [1] 57/5
alleging [1] 45/25
allow [2] 41/1168/16
allowed [2] 13/2232/19
already [1] 67/17
also [23] 5/135/177/149/821/229/1729/1832/432/1239/1139/1439/1742/2043/549/153/654/954/1256/766/1766/2172/1474/21
am [7] 5/2045/1145/2159/2162/964/1574/24
AMERICA [2] 2/382/9
amongst [1] 67/13
amount [13] 20/2324/1724/2327/1040/1462/163/2264/164/264/565/665/1565/16
amounts [3] 12/1121/821/11
angle [2] 33/1834/3
annual [2] 11/1012/18
another [8] 7/1435/551/2362/1174/2178/1578/1681/6
answer [3] 51/2556/1873/8
answered [1] 56/21
anticipate [1] 28/6
anxiety [2] 42/1342/18
any [32] 1/97/118/1519/1120/221/1123/523/2527/1627/2234/838/1044/851/1352/252/1752/1958/958/1460/562/1963/1765/165/2366/868/468/668/972/673/2575/579/8
anybody [5] 43/243/755/1975/1075/23
anybody's [1] 76/23

anyone [9] 8/913/313/1446/1547/147/647/949/1451/9
anything [12] 22/2022/2322/2438/1240/1741/2546/1948/752/267/2175/1881/20
appearance [1] 29/19
appearances [3] 3/25/822/25
appeared [5] 6/514/2360/2361/663/13
appears [2] 15/1415/19
application [1] 24/12
applies [1] 68/22
apply [1] 73/19
appreciate [3] 43/1444/1167/25
approach [8] 14/716/2219/1323/947/2360/1163/265/7
appropriate [2] 14/316/16
approximately [5] 27/2452/352/452/1359/18
April [5] 13/1517/620/1525/745/18
April 2023 [1] 13/15
April 24th [1] 17/6
are [70] 1/85/66/206/216/238/139/119/2210/1910/2111/1311/1415/2216/718/1218/1220/722/2422/2523/2124/825/225/1225/1227/1629/1329/1432/436/1536/1637/537/1239/941/641/1842/942/1642/1645/1947/949/1750/1750/1850/1850/2257/2058/1458/1558/1559/1960/560/761/1661/2362/762/1062/1962/2164/1364/1665/165/369/769/1970/1275/2579/2081/581/781/15
area [2] 10/910/19
argue [1] 69/13
argument [6] 68/968/2072/872/1072/1175/13
around [3] 15/1715/1828/23
arrested [4] 54/1855/2055/2556/11
arrive [1] 49/8
arrived [1] 56/16
arrives [1] 50/17
Article [1] 18/8
as [72] 6/198/2510/711/611/613/713/2214/1114/2315/1416/1516/1817/417/2218/1518/1519/1619/1920/421/321/623/1325/327/1229/929/1729/2229/2332/136/636/636/736/1537/1841/2141/2144/2345/2454/1954/1954/2154/2154/2554/2555/155/156/256/256/1356/1357/1857/1857/2057/2058/258/259/460/1560/2361/662/1362/1563/163/863/1364/1965/1267/967/970/2570/2580/15
aside [2] 38/1869/14
ask [2] 31/1340/17
asked [1] 74/25
asking [2] 14/417/8
asks [1] 16/19
asserting [1] 51/5
assertion [2] 6/66/16
assessment [6] 21/1021/2126/726/1426/2032/13
assessments [1] 32/20
assessor's [5] 46/1148/2249/2154/771/8
asset [1] 43/4
Assistant [1] 5/13
association [19] 8/110/910/1311/1017/2321/2422/1322/1722/2027/1229/1429/1830/1933/837/842/975/1476/181/11

association's [2] 17/2418/9
assuming [1] 6/9
ATLANTA [4] 2/22/195/382/6
attached [1] 1/5
attaching [1] 1/8
attention [3] 18/2421/250/9
attorney [10] 3/35/1425/825/1537/946/1849/151/151/180/1
auction [1] 48/24
August [4] 77/977/1077/1277/13
August 1st [1] 77/10
August 26th [1] 77/13
authority [4] 21/621/1927/2268/21
authorization [2] 55/1455/15
authorized [2] 46/2449/9
authorizes [1] 68/22
aware [10] 6/2313/227/1627/2047/949/1750/1257/1157/2258/19
away [2] 28/346/25
awful [3] 69/169/875/19

B

back [18] 22/2022/2423/423/439/450/2251/253/1253/1754/1654/1954/2455/258/370/1876/276/380/16
backs [1] 14/17
backyard [11] 13/2414/1514/1714/1716/936/2337/137/669/169/775/18
bad [6] 14/240/2441/1242/242/642/15
balance [11] 24/1324/1725/1726/226/1627/227/631/1831/2232/132/14
bank [2] 38/2271/10
bare [1] 75/16
Bartow [3] 65/565/1470/14
Bartow County [3] 65/565/1470/14
based [2] 43/2475/13
basically [3] 54/970/1070/17
basis [4] 7/57/1428/2072/14
be [61] 1/21/37/147/2210/1612/1315/1916/818/518/2421/921/1021/1322/822/826/1927/434/1438/338/538/838/2041/1341/1641/2243/744/1346/446/2046/2447/247/749/953/2253/2454/1855/1555/1755/2456/1158/1962/566/2367/1267/1368/368/368/1569/970/2271/571/1371/1872/2373/2075/877/1879/379/1980/2080/22
beautiful [2] 44/444/4
beautiful -- it [1] 44/4
became [2] 13/327/20
because [35] 6/1516/922/234/2236/1336/1736/2539/1840/243/848/1648/1849/749/1150/1450/2351/1252/2553/1357/457/757/1968/1768/1868/1968/2071/1672/572/2272/2373/1973/2275/579/1881/12
become [5] 21/921/1145/2259/2276/8
becoming [1] 69/7
been [56] 8/2411/4111/1613/1414/1014/2516/1017/319/1623/1227/1827/2530/336/1737/1237/2138/440/240/1141/2544/2245/1345/1848/848/2351/952/253/1354/1954/2254/2455/1255/1356/1356/2156/2257/457/1457/2059/359/1760/1463/765/1169/2370/770/1571/1771/2475/176/777/978/1879/179/2481/12
before [5] 2/1011/1969/1073/1277/17

B
began [1] 36/12
beginning [4] 27/1431/1631/1832/13
behalf [4] 5/1113/413/1525/10
behind [1] 14/18
being [11] 8/1611/2113/2113/2334/3
 36/747/1055/2056/572/1679/11
belief [2] 7/479/8
believe [17] 12/1313/1713/2014/2116/9
 16/1920/522/1638/1338/1446/2147/17
 60/161/361/362/1568/14
better [2] 36/1155/24
between [2] 10/2153/9
beyond [1] 50/15
big [3] 44/469/1272/4
bill [1] 78/22
bills [1] 25/12
bit [2] 12/2215/20
biweekly [1] 20/23
blue [1] 49/3
BMW [2] 50/1353/17
board [2] 17/2218/23
both [1] 29/17
bothersome [1] 43/7
bottom [8] 15/1317/1324/424/1024/20
 27/831/1466/2
Brahim [1] 55/17
branches [2] 15/1575/21
break [1] 80/24
breeding [1] 16/8
Brian [5] 47/1348/349/454/2456/7
brief [2] 68/274/6
briefing [1] 69/13
briefly [2] 27/1966/9
briefs [1] 72/19
bring [3] 8/517/920/18
broken [1] 75/21
Brookshire [4] 10/1317/2318/2520/20
brought [1] 71/8
BROWN [1] 2/10
brush [1] 19/6
budgetary [1] 22/2
buildings [1] 18/6
burden [1] 7/2
Bureau [2] 58/2459/14
busted [2] 69/1171/5
buying [1] 75/2
bylaws [3] 14/416/1821/17

C

C-A-R-U-A-N-A [1] 59/10
calculated [1] 26/18
calendar [3] 24/724/1426/10
call [8] 7/1944/1846/1551/2353/656/4
 58/558/23
called [9] 10/1248/1148/1248/1348/21
 50/2355/157/858/18
came [7] 45/2350/2051/352/2559/23
 62/1164/17
can [43] 5/816/517/2020/921/1622/7
 24/524/2125/226/326/826/1726/2227/3
 27/1934/1335/1235/1236/136/1436/18
 39/440/940/1341/1141/2142/1942/19
 43/964/164/466/267/1267/1369/970/14
 70/2270/2572/2173/2373/2576/2081/5
can't [9] 16/833/1734/2236/1537/6
 42/1854/469/572/23
cannot [2] 49/273/12

car [2] 50/1550/16
care [10] 13/2414/516/918/520/1520/22
 24/636/871/1471/17
CARL [11] 2/55/1710/746/246/849/10
 50/1259/2462/1264/1882/9
Carl's [1] 50/13
carries [1] 32/2
carryover [2] 24/1424/17
Cartersville [2] 64/1466/14
Caruana [7] 5/128/258/2459/259/10
 59/1366/12
case [22] 8/211/1656/2560/364/2567/14
 70/870/970/1972/2172/2274/1474/19
 77/377/479/1279/1579/2079/2380/180/7
 82/10
Case Number [1] 82/10
cases [2] 78/780/4
Castlewycke [1] 9/19
cause [6] 7/1174/2274/2376/481/16
 81/16
causing [2] 42/1242/13
cents [1] 66/3
certainly [3] 43/1370/1372/17
CERTIFICATE [1] 82/1
certified [6] 1/1469/2379/179/1179/13
 79/19
certify [1] 82/6
cetera [2] 21/721/13
challenge [1] 6/10
challenging [2] 6/56/12
changed [1] 31/21
characterize [1] 81/5
charge [4] 24/532/1732/1949/9
charged [2] 31/1437/21
charges [3] 31/1631/1931/23
Charlotte [1] 5/18
chart [1] 23/21
chase [1] 28/3
check [2] 43/858/5
checked [1] 48/25
Cherokee [4] 62/2362/2463/1163/13
choosing [1] 30/25
chose [1] 31/2
cite [2] 1/574/14
cited [2] 73/1473/20
civil [1] 53/8
claim [7] 48/1949/367/1167/1670/16
 70/1781/13
claimed [5] 48/1148/1249/549/2053/23
claiming [1] 76/7
claims [1] 50/23
clarify [1] 66/13
clean [2] 18/318/17
cleanup [4] 20/2221/122/1471/12
clear [6] 38/1643/1569/572/2574/17
 77/19
close [1] 42/15
closing [1] 68/2
CM [2] 1/21/3
CM/ECF [2] 1/21/3
Cobb [22] 8/19/1945/945/1846/1048/11
 48/1348/2248/2449/2054/654/2355/19
 55/2356/460/1060/2060/2361/661/23
 70/1370/24
Cobb County [6] 54/2360/2361/661/23
 70/1370/24
colleagues [1] 54/9
collect [1] 70/14

collection [1] 26/1
collections [2] 21/1226/5
collective [1] 37/10
color [2] 15/915/20
COLTER [4] 2/1780/1382/482/18
come [10] 31/639/1139/1440/1350/9
 51/254/1556/876/281/12
comes [2] 31/450/22
coming [8] 31/739/1744/1045/1556/14
 74/1275/179/9
companies [1] 31/21
company [12] 16/1723/1825/1926/5
 26/1930/1830/2231/2331/2532/532/23
 64/12
compile [1] 32/5
complainant [2] 45/2446/1
complete [3] 20/2421/521/22
completely [1] 71/5
compliance [4] 17/918/2420/1821/18
computer [2] 2/158/5
computer-aided [1] 2/15
concern [4] 14/229/1942/2153/1
concerned [2] 16/729/13
concerns [1] 29/9
concluded [2] 57/557/20
condition [5] 18/418/1722/529/1081/14
conditioned [1] 72/2
conditioning [1] 71/22
conditions [2] 20/1921/7
conduct [1] 81/17
conducting [1] 51/12
conference [10] 77/877/1177/1477/17
 77/1877/2177/2478/278/478/6
confirmed [2] 23/2048/24
confronted [1] 49/5
confronts [1] 50/18
connection [2] 37/1682/11
constitute [1] 74/22
constraints [1] 22/3
consulted [3] 37/1962/2465/5
consulting [1] 54/9
contacted [1] 54/15
contacting [1] 54/6
continuance [1] 77/11
continuances [1] 74/12
continue [9] 27/1577/1677/2377/24
 78/178/378/578/1278/15
continued [3] 31/877/2078/10
continuing [1] 76/1
contractor [2] 24/630/25
control [1] 19/4
conversation [5] 46/2146/2348/20
 49/2051/8
conviction [3] 69/2170/1573/12
copy [5] 31/1034/1235/2050/2471/7
corner [1] 65/18
correct [59] 6/16/817/1418/2022/18
 22/1922/2224/2525/1526/1328/1929/21
 30/130/431/332/1634/534/1935/836/2
 36/337/239/539/640/640/1641/143/23
 50/651/651/752/1453/453/1153/1553/20
 54/354/854/1454/1754/2555/755/16
 55/2156/156/656/1257/957/1257/16
 57/2562/162/364/866/1666/1966/2267/3
 68/10
corrections [1] 20/18
corrective [2] 17/819/3
correctly [1] 47/19

cost [3] 16/1021/2022/13
costing [1] 40/5
could [11] 25/2339/342/1949/1351/19
 53/2256/875/876/178/2480/20
counsel [7] 5/85/125/1716/2425/16
 25/2077/23
county [29] 5/38/145/945/1846/1048/11
 48/1348/2248/2449/2154/754/2355/19
 56/460/1060/1060/2060/2361/661/23
 62/2362/2463/1163/1365/565/1470/13
 70/1470/24
couple [5] 29/2232/2447/1770/574/12
course [5] 27/1539/2541/1551/2181/17
court [22] 1/31/71/91/121/142/12/185/4
 9/1935/2043/1568/1668/2270/1073/15
 78/1578/2480/582/482/582/882/19
Court's [2] 14/2543/13
Courthouse [1] 2/18
cousin [1] 13/8
covenants [9] 14/416/1817/2418/10
 19/2020/1921/621/1221/17
cover [6] 10/1415/315/2416/238/875/21
covered [2] 10/2314/25
cr [3] 2/45/782/10
CRC [2] 2/1782/18
creeps [1] 40/12
criminal [7] 2/445/1145/1346/2249/7
 49/1151/16
cross [8] 28/828/1152/1852/1952/20
 66/866/1081/8
cross-examination [5] 28/828/1152/20
 66/866/10
CRR [2] 2/1782/18
CT [1] 49/13
curious [1] 68/19
current [2] 10/2212/25
currently [7] 11/1512/130/336/760/5
 62/1965/1
custody [8] 72/1673/173/373/573/6
 73/1273/1473/22
custom [1] 44/5
cut [1] 76/3

D

DA's [1] 48/25
danger [1] 75/23
dark [1] 36/16
dash [1] 32/13
date [10] 11/2432/832/1037/1347/18
 64/265/1966/479/1479/18
dated [3] 17/619/2020/15
dates [2] 32/432/4
day [6] 14/158/2058/2067/1274/12
 82/14
days [10] 1/416/1916/2119/320/2521/5
 21/2251/2376/2077/17
deadlines [1] 78/16
dealing [1] 7/5
Dear [2] 17/2220/14
debris [4] 13/2415/1115/1775/22
debt [1] 76/1
decay [1] 72/16
DECEMBER [10] 2/115/327/1431/17
 61/261/461/663/1365/2082/8
December 3rd [5] 31/1761/261/461/6
 63/13
December 4th [1] 65/20

decided [2] 48/1849/10
declaration [3] 20/1921/621/12
declarations [3] 17/2418/919/2
decrease [1] 39/24
deduction [1] 38/21
deed [1] 64/10
default [3] 7/1168/2573/17
defendant [8] 2/63/55/156/56/968/4
 73/773/21
defendant's [9] 32/2533/134/635/17
 37/577/877/1077/1378/13
defendants [1] 80/5
DEFENDER [2] 3/55/19
defense [3] 16/2446/1879/25
DELANO [18] 2/510/711/2217/717/22
 18/1819/719/1019/1920/1421/2229/23
 30/330/833/1237/2144/182/9
Delano's [4] 12/2513/1527/1230/12
delinquent [5] 26/1526/2126/2432/14
 32/20
delivery [1] 17/7
demand [4] 29/2229/2430/742/21
department [4] 8/226/545/945/16
depict [1] 14/14
depicted [2] 33/237/5
depiction [2] 14/2233/15
describe [2] 15/927/19
described [1] 16/15
desired [1] 18/25
desk [1] 45/23
detail [1] 39/22
detained [1] 72/16
detective [8] 8/144/1845/345/1145/13
 45/1552/2252/23
Detective Ghisi [1] 52/23
deterioration [2] 7/972/15
determined [2] 18/2320/17
developed [1] 66/23
did [32] 13/1216/1417/1117/1219/10
 19/2120/420/521/2221/2321/2422/12
 24/1125/628/329/545/2246/1947/14
 47/1548/748/748/1049/1849/2050/9
 50/2552/453/2155/856/2359/22
didn't [5] 12/420/525/2050/354/1
different [4] 30/2531/2480/2581/1
difficult [1] 40/4
difficulty [1] 76/4
Diggs [1] 5/18
diminution [1] 42/14
direct [5] 9/1434/138/2545/659/11
directly [3] 33/2535/1354/15
directors [1] 17/23
discontinued [1] 30/16
dispute [6] 41/2142/142/1658/1581/5
 81/7
disputes [1] 81/9
disputing [2] 6/186/24
disrepair [5] 6/1713/2116/1525/14
 27/13
distributed [1] 67/13
district [6] 1/142/12/178/2482/582/5
divided [1] 26/25
DIVISION [1] 2/2
do [70] 7/158/159/1810/610/2511/111/6
 12/2514/1214/1315/2116/1421/421/24
 22/1023/623/1423/1525/1825/2028/24
 29/230/1931/131/531/1033/234/1338/12
 41/1442/342/1243/2545/846/949/649/10

49/1951/854/1554/1857/459/1359/25
 60/260/569/860/2462/562/1462/1962/22
 64/2264/2465/165/468/869/1372/21
 72/2374/974/974/1575/1575/1576/16
 78/1479/1681/1582/6
docket [10] 1/670/677/777/1077/13
 77/1678/178/379/1079/10
document [2] 1/965/18
documents [1] 18/12
does [10] 6/910/1412/114/1416/521/1
 41/2461/273/1980/9
doesn't [9] 33/2538/839/2441/2250/4
 58/1658/1668/1874/8
doing [12] 9/1113/1218/1919/722/17
 22/2022/2322/2422/2525/2042/475/18
don't [46] 10/712/212/513/1715/2523/5
 23/736/938/1038/1038/1338/1440/23
 41/1641/2542/2443/743/843/1044/2
 47/1848/1250/1450/1451/2556/1857/2
 57/1358/558/2162/562/1568/568/569/9
 71/772/673/574/1975/975/1976/1176/23
 79/2380/481/6
done [4] 32/836/2571/1371/15
door [7] 10/110/233/2036/1843/351/25
 56/18
doubt [1] 74/5
down [7] 24/1031/1735/1344/1167/22
 67/2376/2
Drive [9] 2/1962/862/2363/1164/1465/2
 66/1366/1666/20
driver's [1] 50/24
driveway [5] 35/1235/2335/2436/15
 36/16
drywall [1] 72/5
due [17] 11/1021/921/1161/2463/21
 63/2364/164/264/264/564/665/1665/17
 66/266/366/466/5
dues [10] 11/1211/1411/1711/2211/24
 12/126/426/926/1126/11
duly [3] 8/2444/2259/3
during [4] 46/2146/2349/2050/12

E

each [11] 18/218/1418/1632/967/1
 67/1567/1776/1576/1580/1580/16
earlier [3] 25/743/1956/9
early [1] 13/13
easements [1] 20/20
East [1] 9/19
ECF [2] 1/21/3
effort [3] 6/1328/537/16
either [1] 49/18
else [13] 8/940/1746/1547/655/555/19
 55/2456/1167/2168/176/381/1481/20
email [1] 17/7
employed [2] 24/745/18
encountered [3] 53/1855/1055/19
end [3] 24/1867/1277/6
ended [2] 30/2430/25
enforced [1] 21/13
engaged [1] 33/9
engaging [1] 30/13
enough [10] 34/2538/841/1368/11
 69/1571/1376/1281/281/381/15
enter [2] 49/368/23
entered [4] 32/548/1767/1677/17
entire [1] 29/11
entries [1] 24/7

E
entry [2] 1/624/10
error [1] 24/17
escalate [1] 50/14
essence [2] 67/467/8
essentially [4] 53/854/255/1470/17
estimate [2] 20/2130/24
et [2] 21/721/13
et cetera [2] 21/721/13
evaluation [2] 77/2277/23
even [5] 50/354/1254/1371/1279/17
eventually [2] 38/253/5
ever [2] 40/946/12
Evert [2] 3/35/11
every [6] 10/1611/1011/1114/143/343/9
everybody [2] 80/981/18
Everybody's [1] 70/22
evidence [6] 34/635/1668/671/175/5
 75/11
evidentiary [1] 78/12
Ex [1] 77/21
Ex parte [1] 77/21
exact [2] 12/212/11
Exactly [1] 41/9
examination [9] 9/1428/828/1139/1
 45/652/2059/1166/866/10
EXAMINATIONS [1] 4/1
examined [3] 8/2444/2259/3
exceeds [1] 38/25
excess [1] 12/8
excessive [1] 7/10
Excuse [1] 65/11
excused [2] 44/1358/10
exercise [1] 21/4
exercising [1] 30/13
exhibit [22] 14/1115/517/417/1619/17
 20/123/1323/2431/1032/2533/134/7
 35/1760/1561/1063/863/1665/1265/22
 66/1366/1566/16
Exhibit 1 [3] 14/1115/532/25
Exhibit 2 [1] 17/4
Exhibit 3 [2] 19/1720/1
Exhibit 4 [2] 60/1561/10
Exhibit 5 [2] 63/863/16
Exhibit 6 [4] 65/1265/2266/1366/16
Exhibit 7 [3] 23/1323/2431/10
exhibits [2] 16/2537/5
exist [1] 70/19
expect [6] 8/1022/538/443/2462/579/3
expectation [1] 79/19
expeditiously [1] 80/8
expenditures [1] 39/23
expense [2] 7/923/7
expenses [2] 38/572/5
expensive [1] 44/5
expert [1] 75/20
explain [8] 21/1624/525/226/326/8
 26/1726/2227/3
explained [1] 51/21
expressing [1] 14/2
extent [4] 21/1170/1270/1870/24
exterior [6] 17/2518/619/520/1630/20
 33/10
extraordinary [1] 68/15
eyesore [1] 40/4

F**F-R-A-N-C-H-I** [1] 9/5

fact [6] 41/2049/1769/1476/580/16
 8/7/11
factor [1] 69/12
facts [6] 6/1842/1675/2581/481/681/7
factual [2] 58/1481/9
failed [1] 20/17
fails [1] 69/10
failure [1] 72/5
fair [9] 14/2233/1534/2539/842/1160/22
 61/563/1281/1
fallen [2] 15/1525/14
falling [5] 6/1613/2016/1527/1375/22
familiar [10] 9/2245/1945/2250/159/19
 59/2262/762/1064/1364/16
family [4] 45/2553/253/958/17
FAPR [2] 2/1782/18
far [15] 36/1136/2341/2041/2142/1
 54/1954/2154/2555/156/256/1357/18
 57/2058/267/9
FBI [3] 5/138/359/17
February [2] 78/482/14
federal [5] 3/55/1938/1758/2459/14
fee [6] 25/2125/2426/226/626/2132/14
feel [2] 13/2343/2
fees [5] 12/325/125/2537/1237/21
female [3] 47/1350/1750/22
few [1] 28/15
Fiber [4] 64/1465/266/1366/16
fight [1] 41/3
file [5] 2/440/972/1975/1280/14
filed [12] 1/21/71/96/337/2462/1264/18
 67/170/2377/478/1878/22
filter [1] 75/20
final [1] 26/20
finalized [1] 80/13
Finamore [1] 25/8
finances [1] 23/7
financial [1] 25/10
find [1] 51/14
fine [2] 9/1276/22
firm [1] 25/3
first [26] 7/198/249/311/513/317/2020/9
 20/1120/1225/626/426/926/1232/25
 44/2245/245/350/1059/359/859/966/13
 70/379/1579/1879/20
five [3] 76/1576/1580/14
fixed [2] 71/571/19
fly [1] 62/5
FlyingJack [1] 64/11
foliage [1] 15/16
follow [2] 20/1448/22
follow-up [1] 20/14
followed [1] 56/24
following [1] 1/1
follows [3] 8/2544/2359/4
force [4] 6/1341/1141/1273/23
foreclosed [1] 48/24
foregoing [1] 82/12
forfeited [1] 67/12
forfeiture [1] 68/24
forget [1] 8/6
forgot [1] 20/6
form [2] 75/182/11
formally [2] 67/1670/16
forward [4] 7/170/277/380/8
found [2] 24/1646/10
four [1] 45/15
Franchi [12] 7/207/258/239/49/1615/9

23/1228/1333/234/1735/343/16
Franchi's [1] 42/20
fraud [3] 60/362/1664/25
free [1] 38/15
Freight [1] 64/11
friend [2] 55/1758/17
front [20] 14/222/222/422/522/722/17
 22/2523/331/634/135/1336/1837/469/1
 72/672/1075/1678/678/2379/13
frontal [2] 34/135/10
frustration [1] 42/13
full [3] 1/815/1134/1
Fulton [1] 5/3
funded [2] 11/711/9
funny [1] 5/23
further [4] 28/252/1566/768/7
fussing [1] 79/23

G

G-H-I-S-I [1] 45/4
G7 [1] 7/6
gander [1] 9/10
Ganzou [2] 55/1755/18
generally [3] 10/2010/2113/25
GEORGIA [13] 2/12/195/39/2318/13
 21/1345/2059/2062/262/864/1466/21
 82/6
get [21] 38/139/339/439/1951/1851/22
 51/2351/2456/2357/870/370/1870/23
 70/2572/475/2376/276/376/2079/1480/2
gets [1] 79/13
getting [1] 12/9
Ghisi [7] 8/144/1844/2145/345/445/8
 52/23
give [5] 34/1350/464/772/1880/12
given [1] 61/23
gives [2] 16/1979/8
giving [2] 14/317/7
glanced [1] 70/6
go [7] 7/17/1813/2321/1950/2557/15
 79/17
goes [3] 48/1550/1350/16
going [33] 16/2025/927/2435/138/8
 38/2138/2138/2239/255/855/2458/17
 64/769/2069/2269/2270/270/270/472/7
 72/1875/777/277/379/1479/1479/15
 79/1779/1879/2080/780/1280/16
gone [3] 50/2253/1779/24
Gonzo [7] 46/2447/147/647/1050/11
 51/952/22
good [17] 5/107/119/99/109/119/129/13
 9/169/1725/2128/1328/1440/574/22
 74/2381/1681/16
goose [1] 9/10
got [7] 11/1912/2225/928/1530/2457/7
 81/18
gotten [1] 69/2
govern [1] 18/13
governing [1] 18/12
government [19] 5/75/116/340/141/12
 41/2462/1264/1867/167/1668/1668/18
 69/1270/1370/1672/773/373/1174/15
government's [22] 6/136/136/1614/11
 15/517/417/1519/1719/2523/1323/23
 31/1060/1561/963/863/1565/1265/21
 67/567/1168/2172/8
grab [1] 50/21
granting [5] 77/777/1077/1377/1678/1

grass [1] 36/13
Graythorne [19] 16/1423/1924/2427/16
 28/1828/2529/1033/633/2435/537/17
 45/2046/647/1048/959/1962/266/24
 72/11
great [1] 34/14
green [1] 15/11
Greythorne [12] 6/76/146/199/2210/6
 10/2311/2113/413/1814/1514/2365/16
Greythorne Lane [4] 11/2113/413/18
 14/23
ground [1] 69/6
grounds [1] 15/18
group [1] 28/5
guess [8] 15/1325/633/842/553/156/4
 70/2078/24
Gutierrez [3] 20/2230/2230/24
guy [2] 49/2256/23

H

had [27] 14/2525/1927/1232/1243/2
 46/1947/147/148/848/1948/2349/550/3
 50/2451/553/253/1353/1653/1756/10
 57/457/1471/874/1277/978/1278/14
hadn't [1] 54/12
half [6] 9/2110/2110/2259/1879/15
 79/20
hallway [1] 8/14
hand [2] 17/772/12
handle [1] 78/25
happen [3] 49/869/1869/22
happened [5] 13/1852/1156/357/675/9
happens [6] 68/1668/1771/672/474/4
 80/6
hardly [1] 36/18
has [39] 1/711/1613/1416/918/2320/17
 20/2121/1922/1324/2325/1427/1230/3
 31/732/1433/1233/1340/1141/351/21
 54/2455/1255/1457/2067/167/1667/16
 68/470/1570/1670/2473/373/673/2176/5
 76/776/879/180/13
hasn't [6] 36/1754/1968/969/1571/15
 71/17
have [80] 5/86/37/27/47/88/159/20
 10/2511/411/612/1015/1520/1723/7
 23/2027/1827/2529/1831/1032/1034/12
 35/335/2037/1237/1937/2137/2438/10
 40/240/740/842/2143/644/645/1345/16
 46/1246/1447/1950/1951/951/1351/16
 52/152/1153/2354/2254/2355/155/4
 56/1356/2056/2256/2457/557/1357/14
 57/2258/558/759/1767/2068/568/768/16
 68/2071/772/673/574/1974/2575/15
 75/1576/576/676/2078/1879/2479/24
 81/12
haven't [7] 36/2539/1852/152/256/22
 71/2477/21
having [10] 8/2439/1139/1444/2253/13
 55/959/373/173/1475/15
he [78] 11/2211/2311/2411/2512/112/2
 12/312/413/319/821/2325/825/933/12
 41/342/646/346/2346/2448/848/1148/12
 48/1248/1248/1548/1648/1648/1648/18
 48/1848/1949/549/549/1249/1749/18
 49/1849/2049/2049/2550/250/250/350/3
 50/1350/1350/1650/1650/1750/2250/23
 50/2350/2451/151/551/551/2153/253/17

53/1753/1853/1853/2354/157/758/16
 58/1658/1858/1858/1867/2267/2368/9
 69/1471/1571/1773/2376/5
he's [16] 13/239/840/440/2441/241/12
 42/242/242/342/442/1142/1142/1242/13
 71/1671/16
hear [2] 43/1470/25
heard [2] 75/1375/14
hearing [2] 74/1382/11
held [1] 82/8
help [9] 21/421/1522/124/1530/833/9
 36/1237/169/2
here [23] 5/65/215/257/168/58/98/16
 15/2326/2032/2434/1837/1240/2450/18
 55/556/858/1566/2369/2170/1270/22
 72/1773/19
hereby [1] 82/6
herein [3] 8/2444/2259/3
hey [4] 51/1551/1955/555/12
him [14] 10/716/1917/829/2439/442/15
 49/550/152/953/954/1554/1554/2258/18
himself [1] 13/7
hired [1] 30/18
his [29] 13/413/814/1717/818/218/3
 18/1734/239/842/1142/1142/1346/13
 46/1846/2047/247/2548/1050/1250/21
 50/2450/2453/353/653/955/1555/17
 73/2276/6
history [1] 58/5
hits [1] 76/22
HOA [23] 10/910/1210/1410/1710/23
 10/2511/711/911/1113/2214/316/14
 18/1520/1720/2121/1721/1924/2325/4
 25/425/1037/1851/11
HOA's [3] 18/1821/321/6
hold [1] 54/1
holiday [2] 76/2376/24
Holland [23] 47/1347/1448/348/748/11
 49/449/1550/950/1751/451/851/1952/4
 53/1353/1853/2354/1254/1954/2455/2
 56/775/176/10
Holland's [3] 52/652/752/8
Holt [4] 62/862/2363/1166/20
Holt Drive [4] 62/862/2363/1166/20
home [41] 11/1111/1813/2018/120/16
 20/1821/1822/222/522/623/127/2228/17
 34/237/2437/2538/741/443/444/546/20
 46/2447/247/748/1548/1648/1748/19
 48/2348/2349/349/649/849/1249/1850/3
 50/1650/1750/2051/1356/17
homeowner [14] 11/1014/416/1918/2
 18/1418/1621/1826/726/1426/2127/23
 32/1443/2049/12
homeowner's [18] 7/2510/910/1317/23
 21/2121/2422/1322/1622/2027/1129/14
 29/1730/1933/837/842/875/1481/11
homeowners [3] 37/1038/470/23
homes [5] 10/1610/1914/243/2148/13
honed [1] 6/15
Honor [72] 5/105/166/126/226/257/7
 7/137/177/238/78/88/118/179/714/715/4
 15/616/2217/1720/324/128/228/934/7
 34/1134/1334/1535/135/1635/2139/6
 40/1941/2342/742/2543/1444/644/9
 44/1852/1552/1858/858/1158/2361/11
 63/1865/2466/967/2068/268/668/12
 68/1469/1769/2570/871/171/971/2472/9
 72/1073/473/973/2574/1676/1478/19

80/1080/1181/1981/2181/22
HONORABLE [1] 2/10
house [41] 9/2510/114/1616/616/7
 22/1822/2125/1425/1927/1234/2035/7
 35/1035/1335/2436/240/943/243/24
 43/2546/1347/1048/848/1148/1748/20
 51/251/2051/2553/1058/358/1658/20
 69/1071/2071/2271/2572/175/676/8
 81/13
houses [2] 10/1423/2
how [49] 9/119/2010/810/1410/1911/4
 11/711/911/911/1412/114/215/922/5
 22/1222/1236/1438/143/945/1345/16
 45/2246/446/950/951/353/1653/2356/23
 56/2456/2458/659/1759/2260/260/8
 61/1461/1761/2062/1062/2263/2164/16
 64/2465/469/971/476/1677/19
however [4] 1/837/2540/1075/21
humanity [1] 43/8
Hunter [1] 25/3

I

I'd [3] 71/2572/2175/12
I'll [4] 32/2473/873/879/12
I'm [42] 6/99/410/811/313/214/1014/17
 17/319/1623/1229/1534/1535/135/23
 39/250/152/1952/2252/2252/2357/22
 58/1459/1660/360/1460/1763/764/7
 65/1168/568/1970/270/270/472/1874/2
 75/977/277/379/1879/2380/12
I've [4] 16/2428/1545/1879/10
idea [2] 56/2256/24
identification [7] 14/1017/319/1623/13
 60/1463/865/12
identified [2] 13/762/25
immediately [2] 10/221/10
impacts [1] 29/10
improve [1] 33/9
improvements [1] 18/6
INC [1] 3/5
incarcerated [4] 13/213/330/330/8
incident [11] 46/151/1252/352/652/7
 52/855/956/1556/2058/258/3
incidents [2] 56/1457/10
include [2] 18/421/1
includes [2] 20/2524/10
including [2] 18/719/4
incur [1] 76/1
incurred [2] 21/838/5
incurring [1] 42/9
independent [1] 81/16
INDEX [1] 3/7
indicated [2] 32/1553/17
indicating [2] 15/2336/18
indictment [2] 78/880/3
individuals [1] 27/21
information [6] 32/132/546/1048/21
 48/2549/5
informed [3] 53/754/2356/10
initial [1] 6/3
initially [2] 43/2552/25
initiated [2] 47/1848/20
injury [1] 72/16
inquire [1] 48/10
inside [7] 47/1050/1751/2456/1771/24
 72/376/11
inspect [1] 13/23
instant [1] 64/25

intent [1] 21/3
 interaction [2] 48/1051/5
 interest [15] 12/326/1526/1926/23
 26/2427/732/1932/2037/937/1839/18
 50/2054/467/570/22
 interests [3] 25/425/1141/8
 interior [1] 18/5
 investigating [1] 60/4
 investigation [16] 45/1145/1447/18
 49/751/1353/853/2157/457/1958/24
 59/1459/2360/962/1162/1664/17
 invoice [3] 25/632/932/10
 invoices [2] 24/832/10
 invoke [2] 8/79/8
 involved [3] 57/757/876/8
 involvement [1] 52/25
 involving [3] 45/2559/2462/12
 Irie [11] 46/447/547/647/948/1050/11
 50/1250/1350/2151/953/16
 is [288]
 isn't [3] 13/2368/1169/14
 issue [12] 7/1633/734/2035/2440/18
 41/1049/1353/872/1272/1974/674/10
 issues [4] 27/1627/1851/1358/15
 it [164]
 it's [53] 6/79/410/110/1312/1512/18
 14/2415/1115/1115/2016/1017/1822/14
 22/1422/1424/228/2230/230/1131/23
 32/835/1937/2340/440/440/541/443/5
 44/449/349/2349/2361/2262/1864/21
 67/1167/1168/1769/2369/2570/670/9
 70/1670/1771/2072/2573/2274/574/11
 74/1375/2377/1979/9
 item [2] 15/1915/23
 its [4] 6/367/1670/1670/16

J

J-A-N-E-T [1] 9/5
 jail [1] 71/17
 JANA [3] 2/1782/482/18
 Janet [3] 7/208/239/4
 January [2] 31/2278/2
 January 1 [1] 31/22
 job [1] 25/21
 joint [1] 78/14
 judge [5] 43/1178/678/1178/2379/3
 July [5] 24/1531/952/1377/977/24
 July 2023 [1] 31/9
 July 8 [1] 77/24
 June [2] 19/2052/13
 June 12 [1] 19/20
 just [31] 9/712/2015/1516/122/2524/18
 39/340/1943/1549/349/1849/2350/2
 52/1862/464/1066/1268/268/1969/23
 70/670/672/772/1072/2273/874/579/10
 80/1980/2180/22

K

keep [4] 22/922/2539/375/20
 keeping [1] 42/11
 Kendal [2] 3/55/16
 Kendal Silas [1] 5/16
 kill [1] 8/6
 kind [10] 13/741/1850/562/1764/20
 68/1970/671/1974/1174/13
 know [66] 10/610/710/712/212/2515/21
 15/2516/816/1916/2022/922/2525/18

29/2431/1634/1351/236/936/1736/20
 36/2336/1040/2140/2341/1643/2544/2
 46/948/1251/851/1454/1954/2154/25
 55/156/356/1357/257/1357/1857/20
 58/1659/2560/260/560/860/2462/14
 62/1962/2264/2264/2465/165/469/569/9
 71/1072/175/775/876/1176/2379/579/24
 80/480/5
 knowledge [10] 11/613/1013/1646/7
 49/1252/155/357/557/1957/22
 known [1] 74/11

L

label [1] 42/10
 land [4] 24/636/862/1864/21
 landscape [5] 21/522/924/630/2231/22
 landscaping [8] 18/820/2522/1222/13
 22/1730/1830/2330/25
 Lane [26] 9/2310/610/2311/2113/4
 13/1814/2316/1424/2427/1728/1828/25
 29/1033/633/2435/537/1745/2046/6
 47/1048/959/1962/265/1666/2472/11
 largely [1] 81/5
 Larkin [1] 25/3
 last [15] 9/324/1640/1942/543/1645/2
 45/458/359/859/960/2566/1578/1780/19
 80/22
 late [2] 12/377/12
 law [4] 21/1325/341/1168/18
 lawn [2] 19/420/22
 lawyer [5] 37/1337/1937/2439/1553/6
 lawyers [3] 40/843/979/6
 lead [1] 55/8
 learned [4] 53/1354/154/654/12
 least [6] 23/236/1369/376/976/2081/12
 leave [3] 51/2255/2456/11
 led [2] 57/1058/19
 ledge [1] 16/1
 ledger [6] 12/1023/1727/1031/2432/1
 32/6
 left [4] 14/1823/1932/438/9
 legal [8] 25/125/925/2125/2325/25
 27/2249/668/21
 let [4] 16/2051/1476/2380/4
 let's [2] 11/1781/6
 letter [17] 17/1117/1317/2018/1619/3
 19/1019/2119/2320/1020/1421/321/14
 46/2249/1149/1351/1655/13
 letters [4] 29/2329/2530/742/21
 license [1] 50/25
 lien [9] 25/1037/2438/340/140/240/10
 40/1170/2470/24
 liens [2] 37/2538/8
 lighter [1] 15/20
 like [26] 7/1912/1915/2416/123/227/21
 33/1634/436/1238/1243/243/651/151/15
 51/2156/361/371/2572/672/772/2175/12
 76/978/2080/481/10
 limited [2] 18/557/19
 line [12] 1/624/1324/1627/161/1461/17
 61/1761/2063/2163/2564/476/2
 linger [1] 80/4
 lis [6] 38/1738/1862/1364/1967/267/7
 lis pendens [6] 38/1738/1862/1364/19
 67/267/7
 list [1] 48/13
 listed [4] 32/1837/1244/265/6
 listened [3] 77/2181/781/8

listing [2] 31/1660/19
 listings [1] 10/22
 litigation [3] 67/969/1969/20
 little [5] 5/2312/2215/2040/352/18
 live [5] 9/189/1910/1028/1758/16
 lived [1] 9/20
 living [2] 13/175/8
 LLC [2] 20/2264/11
 loan [1] 71/11
 located [7] 18/745/1960/960/2062/7
 63/1064/13
 locks [1] 56/17
 Logistics [1] 64/11
 long [9] 9/2011/445/1345/1650/558/6
 59/1769/976/16
 look [9] 22/623/234/1035/1347/1970/4
 74/975/675/6
 looked [6] 5/2327/2136/1148/2160/25
 69/1
 looking [17] 13/313/913/1413/1914/3
 27/833/2435/2361/1461/1761/2063/21
 64/465/1866/469/375/10
 looks [7] 15/2422/733/1534/469/775/19
 78/20
 losing [1] 39/18
 lot [12] 12/1915/1615/1718/318/318/7
 18/1742/1369/672/278/581/8
 loud [1] 43/15
 low [2] 36/1438/7
 Lueder [1] 25/3

M

ma'am [2] 8/199/11
 machine [1] 82/7
 made [2] 50/1154/23
 magistrate [5] 78/678/1178/1578/23
 80/5
 mail [1] 17/7
 main [1] 18/2
 mainly [1] 71/16
 maintain [10] 16/1018/318/1718/2423/6
 30/1933/937/1644/567/8
 maintained [3] 13/2123/236/7
 maintaining [4] 19/421/1822/222/9
 maintenance [12] 17/2518/520/15
 20/2321/121/824/524/824/2224/2430/13
 31/14
 maintenance/repair [1] 24/5
 maintenance/repairs [1] 31/14
 make [7] 8/420/1743/1043/1558/2168/8
 76/13
 makes [6] 12/2242/1575/475/1280/2
 81/17
 making [1] 42/3
 male [6] 47/1350/2250/2351/1851/19
 56/3
 management [10] 16/1723/1825/19
 26/526/1831/2131/2331/2532/532/23
 Manor [4] 10/1317/2319/120/20
 many [2] 10/1475/21
 Marietta [5] 9/2345/2059/1962/266/24
 mark [1] 32/25
 marked [3] 14/1017/319/16
 math [2] 62/564/7
 matter [4] 40/2441/1155/2282/9
 matters [1] 25/9
 may [30] 1/21/514/716/2219/1319/14
 23/923/1029/2431/1731/2034/1038/20

M
may... [17] 41/1344/1344/1447/2348/3
52/952/1060/1160/1263/263/365/765/8
67/2267/2373/1577/7
May 10th [1] 31/17
May 14th [1] 48/3
maybe [11] 5/2410/2239/440/740/23
41/1644/249/1566/1269/1276/4
me [28] 5/125/175/238/434/1241/10
50/1151/1452/753/656/765/1168/2170/7
71/2072/673/1474/1475/2076/2377/19
79/879/1379/1980/280/780/1382/12
mean [12] 22/738/1039/743/152/19
54/2268/1969/169/969/2170/1271/1
means [1] 22/1
meant [1] 75/20
mechanical [1] 2/15
member [2] 45/2558/17
members [2] 53/253/9
mentioned [5] 22/1629/2249/1556/9
56/15
mentions [2] 18/921/14
mere [1] 80/15
mess [1] 13/25
MICHAEL [1] 2/10
middle [3] 15/1915/2215/23
might [3] 16/879/1781/15
mildew [1] 69/6
million [4] 10/2143/2271/971/10
mind [1] 8/19
minimum [1] 75/16
minus [1] 24/16
mismarked [1] 34/15
missing [1] 53/9
misunderstanding [1] 50/12
misunderstood [1] 66/12
MLB [2] 2/482/10
mold [2] 69/672/3
moldy [1] 36/17
money [10] 27/1138/939/339/440/5
40/1470/2370/2571/1476/3
monies [1] 38/1
month [9] 12/1520/2322/1424/926/23
31/431/638/352/11
monthly [1] 12/21
months [4] 26/2547/1752/558/4
more [10] 12/2327/2035/952/156/2
56/1374/1075/1576/1180/5
morning [6] 9/119/129/169/1728/13
28/14
mortgage [7] 7/1038/1138/1338/14
68/2471/273/16
most [4] 43/343/343/579/6
motion [25] 5/66/36/1370/573/173/14
74/177/877/1177/1377/1477/1677/22
77/2277/2277/2377/2378/178/378/10
78/1278/1378/1578/2280/15
motions [3] 78/578/1678/18
move [13] 15/417/1519/2523/2334/6
35/1661/963/1565/2170/277/277/380/7
mow [1] 31/6
mowed [1] 22/10
mowing [4] 13/2219/424/931/7
Mr [7] 20/1447/147/1448/749/1551/19
53/13
Mr. [73] 6/117/158/159/911/2212/25
13/1517/717/2218/1819/719/1019/19
21/2227/1229/2329/2330/330/830/12

33/1237/2144/145/846/246/446/1246/18
46/1946/2447/547/647/647/947/1048/5
48/1048/1149/449/1050/950/1150/11
50/1250/1250/1350/1350/1750/2151/4
51/851/951/952/452/652/752/853/153/5
53/753/1253/1853/2354/1254/1955/2
55/1364/1268/1374/875/175/476/10
Mr. Brian [1] 49/4
Mr. Brian Holland [1] 48/3
Mr. Carl [3] 46/249/1050/12
Mr. Carl's [1] 50/13
Mr. Delano [14] 11/2217/717/2218/18
19/719/1019/1921/2229/2330/330/8
33/1237/2144/1
Mr. Delano's [2] 27/1230/12
Mr. Ghisi [1] 45/8
Mr. Gonzo [5] 46/2447/647/1050/11
51/9
Mr. Holland [13] 48/1150/950/1751/4
51/852/453/1853/2354/1254/1955/275/1
76/10
Mr. Holland's [3] 52/652/752/8
Mr. Irie [8] 47/647/948/1050/1150/12
50/1350/2151/9
Mr. Peter [1] 46/4
Mr. Petey [1] 47/5
Mr. Silas [8] 6/117/158/159/946/18
68/1374/875/4
Mr. Torjagbo [10] 12/2529/2346/12
46/1953/153/553/753/1255/1364/12
Mr. Torjagbo/Delano's [1] 13/15
Mrs. [1] 7/25
Mrs. Franchi [1] 7/25
Ms [2] 9/1634/17
Ms. [8] 15/923/1228/1333/235/342/20
43/1680/13
Ms. Colter [1] 80/13
Ms. Franchi [6] 15/923/1228/1333/2
35/343/16
Ms. Franchi's [1] 42/20
much [17] 10/1911/1412/122/1222/12
36/1540/1041/2244/1058/1261/1461/17
61/2063/2167/2471/475/15
mulch [1] 19/6
my [27] 7/48/58/510/111/514/1716/7
30/533/1937/2342/545/2347/1949/1
49/1249/2051/151/155/357/460/962/11
62/1664/1767/667/1170/20
myself [2] 42/2443/10

N
name [17] 6/79/310/713/817/1319/23
30/2245/245/345/447/1359/859/959/10
64/1064/1173/22
nature [1] 57/15
neat [2] 18/318/17
necessary [1] 20/18
need [10] 18/2425/1551/1451/2270/20
70/2170/2175/1976/1780/5
needs [5] 21/222/722/871/571/13
Negative [1] 47/8
neglected [1] 69/10
neighbor [6] 40/540/2541/1342/242/6
42/15
neighbor's [1] 42/18
neighborhood [11] 16/1117/1018/15
23/128/2228/2329/1129/1837/1042/12
43/21

neighbors [12] 14/123/125/529/1339/9
40/442/1442/2155/155/457/1469/2
new [1] 77/23
next [20] 10/110/218/2125/126/126/7
26/1428/628/1733/2033/2235/738/338/3
43/358/2361/1763/2564/479/21
Nicholas [1] 3/3
Nick [1] 5/11
Nick Evert [1] 5/11
no [67] 1/132/46/18/118/1712/1012/16
13/1113/1713/2113/2113/2215/617/17
19/1220/323/624/128/229/1529/2434/9
35/1838/2140/240/1940/1943/144/947/8
48/1849/651/2152/152/1554/2255/155/3
56/1356/2256/2457/557/2057/2261/11
63/1865/2466/768/770/2070/2170/21
71/171/171/1071/1071/1171/1873/4
73/2575/475/1178/679/279/881/2181/22
nobody [4] 58/2075/675/675/18
noncompliance [1] 17/8
normalcy [1] 43/8
normally [1] 69/18
north [1] 44/3
NORTHERN [2] 2/182/5
not [71] 6/96/2410/811/2512/1312/20
13/2116/718/518/1819/719/821/121/4
21/1821/2322/2422/2423/425/1529/6
30/2432/833/2538/838/2439/839/2540/4
40/2441/1341/2042/442/1142/1142/16
42/1643/943/1248/2449/649/850/151/2
53/2254/1554/2256/2057/457/2258/14
64/768/1769/2169/2270/170/970/10
74/1475/275/975/2076/577/1979/179/3
79/479/2380/1581/681/8
note [3] 1/1220/2564/10
nothing [2] 58/1180/1
notice [8] 14/416/1616/1817/617/8
19/1921/367/4
notified [2] 51/1556/21
November [4] 63/2464/666/678/13
November 15th [3] 63/2464/666/6
now [17] 30/230/633/1635/2339/740/5
45/1548/1848/1950/350/1571/1975/9
76/477/1177/2478/2
nuisance [1] 81/14
number [15] 1/61/612/215/724/2125/17
25/2332/933/134/735/1744/348/1250/24
82/10
Number 1 [1] 34/7
Number 2 [2] 33/135/17
numbers [5] 23/2025/1237/562/364/8

O
oath [1] 8/20
objection [12] 8/1515/617/1720/223/25
34/834/935/1838/2361/1163/1765/23
obligation [1] 6/4
obtain [2] 49/1154/4
obtained [5] 20/2146/2248/1349/13
53/24
obvious [1] 69/4
obviously [1] 42/20
occasionally [1] 8/6
occasions [1] 76/9
occupy [1] 27/21
occur [1] 52/4
October [3] 61/2577/1978/11
October 26th [1] 77/19

off [2] 16/1076/3
office [4] 3/348/2549/2154/7
officer [2] 29/1774/25
officers [9] 49/1351/2151/2354/2355/8
 56/1656/2157/381/11
offices [1] 82/6
official [8] 1/11/21/31/71/142/1882/4
 82/19
oh [11] 7/2212/1512/1731/244/1747/5
 48/166/1668/368/574/2
okay [82] 5/206/26/207/27/197/217/24
 8/48/98/128/199/99/1110/412/1212/17
 12/2215/2316/1217/1818/2120/722/7
 28/828/1028/1628/2429/929/1630/11
 31/431/731/1032/332/732/832/1232/21
 33/2034/334/1634/2535/436/436/10
 36/2237/1938/1440/740/1742/1044/7
 44/1044/1948/150/752/752/1653/12
 53/2155/455/855/2256/1056/1958/9
 58/1258/2561/1266/1767/1567/1967/21
 67/2468/872/1872/2076/1376/2579/22
 81/181/23
once [8] 12/2022/1022/1070/1470/14
 70/1576/976/10
one [36] 6/146/156/2410/1610/2120/21
 27/2029/930/1132/934/1340/1940/23
 43/1543/1646/2346/2449/152/554/4
 55/1456/256/956/1556/1556/2057/24
 67/1768/1572/1277/1978/1678/1780/17
 80/2281/5
one-time [1] 20/21
ones [2] 6/2180/24
only [10] 1/21/76/2420/2522/222/17
 46/2355/1457/766/23
open [2] 5/482/8
optimistic [2] 79/579/9
order [11] 6/26/48/518/2468/2373/15
 77/777/1077/1678/180/14
other [30] 6/106/217/118/108/1318/6
 27/1627/1839/741/341/1747/147/647/9
 51/956/2057/1057/1457/1457/2458/19
 74/2074/2274/2375/275/575/576/10
 80/2481/4
ought [2] 72/2374/6
our [20] 7/1914/416/1716/1820/1423/17
 25/1025/1926/1837/1837/2441/743/8
 46/2148/2049/1358/558/2372/1072/11
ours [1] 70/17
out [18] 6/229/2331/438/139/1139/14
 39/1749/351/1451/2253/553/1255/455/9
 56/2372/2478/2080/24
outside [3] 8/1325/1631/5
outstanding [3] 65/1765/1770/5
over [8] 16/822/1529/732/257/1575/6
 75/1081/6
overall [1] 45/17
overgrown [4] 19/636/1436/2169/7
overrule [1] 39/2
owe [3] 12/112/212/3
owed [8] 40/1060/561/1461/2062/19
 65/173/2480/16
own [3] 32/149/353/21
owned [2] 38/1564/12
owner [6] 7/1010/611/2146/668/25
 73/17
ownership [2] 76/781/13
owns [1] 33/13

page [6] 1/64/215/2019/2327/866/4
pages [3] 76/1576/1580/14
paid [11] 37/1340/248/1648/1849/17
 50/253/2354/1368/969/1576/6
paragraph [3] 17/2018/918/21
paragraphs [1] 20/9
paralegal [1] 5/18
parentheses [2] 26/1526/21
part [11] 10/1616/233/1933/2233/23
 42/743/1970/373/1574/2179/8
parte [1] 77/21
partial [1] 1/9
participate [2] 17/1119/21
particular [2] 6/1529/20
particulars [1] 78/22
parties [1] 79/24
party [4] 73/173/1473/2574/1
passible [1] 69/3
past [3] 21/1129/229/5
patrol [1] 51/15
pay [9] 11/1111/2212/412/2039/12
 39/1550/471/1871/19
payable [1] 21/10
paying [7] 39/339/839/942/1149/1650/4
 75/2
pays [2] 11/1048/15
PDF [1] 1/1
pendens [6] 38/1738/1862/1364/1967/2
 67/7
pending [3] 67/1068/2372/16
people [13] 41/341/742/343/343/355/10
 55/1955/2456/1457/1475/876/781/12
per [3] 11/1819/220/23
percent [3] 27/432/1532/19
Perfect [1] 8/18
perhaps [1] 69/3
period [3] 1/430/630/9
perishable [1] 72/15
permission [3] 27/2246/2047/2
permitted [2] 47/768/17
person [11] 13/913/1246/346/2349/23
 55/1456/756/1056/1758/258/3
personal [1] 57/19
personally [1] 56/21
Peter [6] 13/813/1213/1846/447/553/16
Petey [1] 47/5
phone [5] 8/547/1450/2453/553/6
photograph [7] 14/1214/1914/2015/14
 22/433/336/7
photographs [1] 32/24
pick [2] 79/1479/18
picture [5] 34/2435/335/536/936/16
piece [1] 40/3
pine [5] 13/2215/1619/622/1024/11
place [2] 38/450/10
placed [1] 48/23
plainly [1] 79/12
Plaintiff [2] 2/43/3
planning [1] 49/19
please [17] 9/317/2018/2120/920/25
 21/1624/2125/225/2326/826/1726/22
 27/1945/159/764/466/2
plenty [1] 71/13
plus [4] 12/316/1022/1480/2
PMI [3] 23/1824/1731/25
pocket [3] 39/1239/1439/17
point [19] 27/2030/1130/1631/831/20

37/2038/1539/243/1443/1655/1257/3
 57/457/1637/2157/2269/2070/2075/4
points [1] 37/5
police [15] 8/145/945/1145/1654/23
 55/255/455/2356/456/558/1958/1974/25
 76/881/11
ponding [1] 71/6
pool [23] 14/1514/2214/2515/315/10
 15/1716/1119/421/123/769/969/1169/11
 71/571/1371/1875/1975/1975/2075/20
 75/2275/2281/14
portion [1] 1/5
position [2] 6/1018/18
possession [3] 50/350/550/13
possessory [1] 54/4
possibility [1] 37/20
possible [1] 45/25
potential [2] 28/446/3
potentially [2] 29/1142/14
power [4] 22/823/636/1771/25
premarked [4] 23/1260/1463/765/11
preparation [1] 1/13
prepared [3] 7/118/1223/17
present [1] 5/17
preserving [1] 68/23
president [1] 29/14
pressure [1] 19/5
pretrial [13] 77/877/1177/1477/1777/18
 77/2177/2478/278/378/578/1078/16
 78/18
pretty [6] 69/169/469/469/772/2574/16
prevent [1] 67/8
previous [12] 24/1325/1725/1926/2
 26/1627/131/1831/2231/2332/132/14
 32/22
previously [2] 47/147/3
price [1] 38/21
primary [1] 43/4
printed [2] 65/1965/20
printout [1] 65/14
prior [6] 15/226/426/1827/531/2032/23
priority [1] 37/25
probably [4] 52/569/1971/276/19
problem [1] 76/7
problems [2] 57/1475/5
proceeding [1] 33/8
proceedings [6] 2/112/1581/2482/8
 82/1082/13
proceeds [5] 60/362/1664/2567/13
 70/18
produced [1] 2/15
PROGRAM [2] 3/55/19
prohibited [1] 1/8
prohibitive [1] 16/10
pronged [1] 72/12
pronounce [3] 10/846/553/16
properties [9] 5/76/56/106/147/167/15
 67/1772/1080/17
property [116]
prosecutor [1] 79/25
protect [4] 25/425/1037/937/18
protected [1] 70/22
prove [1] 6/4
provide [3] 67/467/481/15
provided [2] 16/2421/6
provides [3] 26/226/1572/14
provisions [1] 21/12
pruning [2] 19/524/11

P public [1] 40/2 purchased [6] 44/159/2560/262/14 64/2264/24 purpose [2] 67/674/13 pursuant [1] 21/5 pushed [1] 78/17 put [6] 6/232/138/442/1048/1878/20 putting [1] 69/14	regards [1] 6/6 regular [1] 28/20 related [1] 25/13 relates [2] 66/1366/16 relation [4] 9/2514/1637/1553/2 relationship [1] 41/2 relative [1] 30/12 relax [1] 43/6 remember [1] 58/5 remind [2] 17/2452/7 rendered [1] 37/15 repainting [1] 18/7 repair [3] 24/524/2271/12 repairs [1] 31/14 repay [1] 70/18 repeat [1] 58/21 report [7] 45/2445/2447/1947/2047/25 53/178/20 reported [1] 82/7 Reporter [6] 1/31/71/122/1882/482/19 REPORTERS [1] 82/1 reports [1] 54/24 representation [3] 60/2261/563/12 request [3] 19/220/2478/14 require [1] 70/10 required [8] 10/1611/1111/2216/1818/2 18/1619/2076/8 research [1] 74/10 reset [2] 77/877/14 resided [1] 33/13 residence [2] 51/2456/22 resident [1] 29/18 resolved [1] 55/22 respectfully [1] 20/24 respond [2] 51/2357/15 responded [1] 51/15 response [4] 16/1419/1021/2529/24 responsibilities [2] 18/1421/19 responsibility [2] 18/421/9 restricted [1] 1/3 restrictions [1] 20/19 result [1] 27/12 results [1] 53/7 retain [1] 25/4 retract [1] 42/5 return [1] 50/15 returned [1] 38/1 returns [1] 50/16 review [1] 25/9 right [99] risk [4] 7/972/272/1575/24 road [1] 76/2 role [3] 10/2511/211/6 rolls [1] 80/22 rotted [1] 69/11 row [1] 14/18 rule [3] 7/68/79/8 rules [2] 17/2518/14 running [1] 23/5 runs [2] 51/2458/3 rushes [1] 56/17	sale [8] 6/1423/138/2038/2039/441/12 70/1073/29 same [1] 66/20 sanitary [2] 18/418/17 satisfied [1] 72/17 say [14] 41/2442/642/842/1946/1948/7 51/1752/555/255/564/164/574/880/5 saying [5] 6/349/1554/155/1375/9 says [20] 18/1624/424/2025/126/126/7 32/1332/2248/1653/2370/1772/2172/22 72/2473/173/1474/774/1974/2074/20 schedule [2] 63/1064/10 scope [1] 38/25 Scott [5] 5/128/258/2459/259/9 second [6] 19/1932/2535/352/355/9 55/22 secondarily [1] 81/4 section [11] 18/824/424/2025/126/1 26/726/1426/2031/1431/1832/13 see [28] 11/1714/114/614/1822/422/7 28/2028/2231/1633/1733/2334/2235/12 35/1236/136/636/1436/1536/1837/6 42/1942/1969/369/569/1969/2072/21 80/23 seek [1] 68/18 seeking [1] 37/20 seem [1] 41/22 seems [2] 71/1973/19 seen [1] 54/22 Sekret [2] 3/45/13 self [9] 21/421/1522/124/1530/833/9 36/1237/169/2 self-help [9] 21/421/1522/124/1530/8 33/936/1237/169/2 sell [2] 5/76/4 selling [1] 69/10 sense [2] 12/2376/13 sent [8] 16/1616/1817/619/1926/529/23 30/770/7 September [1] 77/15 serious [1] 75/23 seriously [1] 43/1 serves [1] 21/3 services [2] 37/1537/22 set [5] 37/1077/977/2478/279/19 setting [3] 77/1177/1477/18 seven [1] 79/25 several [2] 5/758/4 shakes [1] 38/1 shall [1] 18/4 share [2] 39/842/11 she [2] 78/2080/13 short [2] 50/572/19 should [5] 51/271/1871/1975/1580/2 show [6] 7/47/832/2433/2535/340/2 showed [1] 47/20 showing [8] 14/1017/319/1623/1260/14 63/765/1165/15 shown [2] 33/536/6 shows [4] 12/1014/1514/2465/16 shrubs [1] 36/15 shut [1] 16/10 side [2] 10/134/1 sidewalks [1] 36/16 signed [1] 55/13 signs [1] 48/19 Silas [10] 3/55/166/117/158/159/946/18 68/1374/875/4
Q quality [1] 18/25 quarter [1] 79/18 question [4] 31/1332/1240/2080/15 questions [5] 28/228/1552/1566/7 74/25 quibbling [1] 81/6 quickly [2] 77/277/3 quiz [1] 64/7 quo [1] 67/8 quote [3] 18/342/1542/16		
R raised [1] 11/17 ran [1] 49/1 random [2] 49/2349/25 range [1] 43/21 rarely [2] 68/1568/17 rather [2] 52/2369/11 RDR [2] 2/1782/18 reached [3] 53/553/1255/4 read [8] 17/2018/2120/924/2125/2366/2 72/2579/10 reading [1] 79/9 ready [7] 69/2374/1474/1579/179/11 79/1379/19 real [1] 73/11 really [12] 6/2423/423/633/1734/22 36/1536/1669/570/2172/472/481/7 Realtime [1] 2/17 reasonable [1] 70/9 reasonably [1] 70/22 recall [2] 47/1862/15 receipt [1] 19/3 received [2] 24/852/2 recited [1] 62/4 recognize [3] 14/1223/1433/2 recollection [1] 47/21 recommendation [1] 78/21 recompense [1] 37/20 record [5] 9/29/745/159/782/13 recorded [3] 2/1525/1040/11 records [1] 40/2 recoup [1] 38/5 recouped [1] 38/20 recourse [1] 37/24 recover [1] 40/13 redirect [3] 44/852/1758/9 reduced [1] 82/11 reference [1] 14/25 referencing [1] 1/6 referring [3] 15/2245/2346/22 reflect [1] 25/13 reflected [1] 23/20 refresh [1] 47/20 refreshing [1] 19/6 regard [5] 66/2067/167/567/1567/17 regarding [2] 17/2520/15	S S-C-O-T-T [1] 59/9 safety [1] 41/6 said [14] 5/2434/343/2049/649/1849/21 50/250/1450/2551/1351/1951/1956/7 82/10	

S simultaneous [1] 80/14 since [6] 11/1613/1531/945/1851/856/13 single [1] 41/20 sinks [1] 38/7 sir [4] 50/652/2466/2567/24 sits [2] 71/672/1 situation [4] 13/125/1350/1469/18 small [1] 28/22 smell [2] 16/516/5 Sneed [2] 3/45/13 so [116] sold [6] 37/2538/240/943/2570/1573/15 some [19] 7/514/115/1527/2029/1930/1330/1631/2037/2042/2151/553/353/2268/969/571/1275/276/776/10 somebody [8] 13/728/349/249/851/2455/556/576/2 somehow [1] 7/9 something [11] 6/410/816/143/644/349/1549/1850/2156/372/2475/12 sometime [5] 60/162/1564/2369/2176/2 sometimes [2] 74/474/5 soon [3] 51/1151/1179/3 sorry [11] 8/434/1547/552/852/1952/2252/2252/2360/1768/574/2 sort [7] 15/1930/1230/1333/937/937/2051/5 sound [2] 8/661/2 sounded [1] 12/19 sounds [2] 72/776/9 south [1] 72/1 speak [3] 42/1842/2447/14 special [3] 59/1359/1659/17 specific [1] 41/10 specifically [2] 6/1818/2 spell [3] 9/345/159/7 spend [2] 27/1243/5 spent [1] 24/23 spoke [4] 48/250/1151/1152/9 spoken [1] 46/12 spring [4] 14/2114/2327/2527/25 squatter [2] 56/1675/3 squatters [7] 6/1728/428/446/1257/2174/2276/10 staked [1] 70/16 standards [2] 17/975/16 standing [4] 8/1915/333/2237/4 start [2] 72/581/6 started [5] 14/322/122/124/1424/15 starting [3] 5/824/431/21 state [5] 6/179/316/1545/159/7 stated [1] 70/16 statement [2] 68/371/8 STATES [6] 2/12/35/95/1382/582/9 status [2] 48/2367/8 status quo [1] 67/8 statute [10] 68/1168/2269/1672/1372/1472/2573/1374/1674/2074/20 statutes [1] 18/13 stay [2] 51/2077/22 Stenograph [1] 82/7 Stenographic [1] 1/12 stenography [1] 2/15 step [3] 67/2267/2368/15 Stephen [1] 25/8 Stephen Finamore [1] 25/8	still [4] 13/951/558/1473/22 stop [1] 13/12 stopped [1] 13/19 story [1] 50/19 straw [4] 13/2219/622/1024/11 street [1] 28/24 structures [1] 18/7 stuff [2] 41/1752/3 subject [5] 55/2068/2368/2469/1173/16 subjective [1] 42/10 subsequent [1] 30/7 subsequently [2] 53/1253/21 substantive [1] 60/3 subtracted [1] 24/18 such [1] 18/4 sufficient [1] 72/13 summer [2] 72/279/17 sunk [1] 15/24 superseding [1] 78/8 supervisors [1] 49/1 Supplemental [1] 7/5 supposed [1] 77/18 suppress [1] 70/5 sure [6] 7/1510/843/1752/1958/1458/21 surfaces [2] 18/619/5 suspect [1] 69/12 SW [1] 2/19 swimming [1] 15/11 sworn [3] 8/2444/2259/3 Systems [1] 2/17 T table [2] 5/125/17 take [14] 14/516/916/2016/2117/819/219/1053/1770/2171/1471/1773/1278/780/2 taken [8] 13/2314/2036/945/2453/357/260/2460/25 taken -- it [1] 60/25 taking [3] 8/1942/258/18 talk [1] 74/14 talked [4] 49/451/151/453/16 talking [4] 7/1237/2338/1972/5 talks [1] 50/18 tanning [1] 16/1 tape [1] 77/22 tax [19] 40/146/1048/2249/2154/760/1960/2060/2361/662/2463/1065/1465/1568/2570/2471/772/1072/1273/16 taxes [41] 7/1440/248/1448/1548/1648/1849/1649/1749/2150/250/450/450/1953/2354/1360/561/161/1461/1661/1861/2161/2362/162/1962/2563/2163/2264/165/165/668/969/1570/1370/1472/2272/2373/2475/276/680/1681/16 technically [1] 73/21 technology [1] 1/13 Ted [1] 2/19 tell [4] 41/2168/2175/2079/12 tells [1] 80/13 ten [7] 16/1916/2119/320/2521/521/2280/1 Terminus [1] 23/18 terms [2] 38/1838/20 testified [3] 8/2544/2359/4 testify [2] 8/1028/7 testimony [2] 42/2043/20 than [12] 8/1015/2036/1147/147/647/9	51/956/2069/1174/2075/1576/11 thank [24] 9/29/614/816/417/119/934/2535/2244/744/1044/1244/1544/1644/2545/548/258/1258/1359/663/463/565/967/2481/23 thanks [1] 9/12 that [406] that's [78] 5/206/16/237/127/1612/815/315/1516/117/1418/822/1922/2226/1326/2326/2426/2426/2528/1929/2130/130/530/1531/332/1732/1933/633/1233/2034/1634/1934/2035/835/937/237/738/138/440/2141/341/1741/1943/2344/646/449/1050/650/1951/251/752/1453/1155/1356/958/762/362/362/1164/1766/1966/2167/367/667/2069/1269/2269/2269/2570/870/970/2071/275/576/2277/1778/578/1381/3 theft [5] 45/2445/2546/353/257/5 their [17] 14/221/1821/1925/2126/526/632/139/339/443/443/443/549/370/2370/2575/1676/3 them [12] 12/2014/528/342/343/349/249/950/1850/1855/1268/981/5 themselves [2] 32/1056/17 then [29] 26/226/1026/2027/130/738/840/940/1348/1548/1548/2148/2549/449/1050/2355/855/956/256/1358/2363/1963/2569/1070/975/278/878/1478/2281/17 theory [3] 38/740/1540/16 there [98] there's [32] 15/1615/1715/2523/625/1727/132/938/838/1138/1741/2041/2549/755/555/1456/2058/2070/470/2170/2171/1071/1072/1273/2375/475/675/675/1078/879/881/881/12 therefore [2] 48/1950/3 these [12] 6/419/727/937/2242/342/343/2157/1058/2167/1567/1778/6 they [34] 8/410/2111/1311/1911/1911/2022/2427/2131/639/339/339/441/1742/1943/243/549/2150/1151/1851/2251/2451/2555/1055/1255/2356/1056/1156/2468/2170/2370/2475/1576/176/3 they're [9] 6/2411/1516/2023/223/1831/744/555/2060/9 they've [2] 38/569/2 things [18] 15/1219/740/2341/1142/442/1253/357/1558/2058/2169/770/572/172/679/2480/2281/1081/15 think [48] 6/76/147/1212/513/515/1516/123/526/2441/1741/2543/643/943/1943/2044/246/456/266/1469/1769/1969/2369/2570/470/670/971/872/172/272/1773/1874/674/774/1674/2275/975/1375/2275/2579/1079/2380/280/1780/1980/2180/2181/481/7 third [2] 19/2381/13 this [138] those [21] 6/1810/1611/1111/2418/1224/725/227/1929/2437/442/1242/1655/1955/2462/364/870/1472/175/2581/1081/15 though [3] 34/1037/443/1 thought [6] 5/2412/1925/2053/258/1868/20 threat [1] 71/20
---	---	---

T
threats [1] 75/1
three [14] 7/17/2220/920/1120/1240/13
62/367/1567/1771/677/1780/1780/25
81/1
Thrive [7] 24/624/831/231/331/431/19
36/7
through [6] 31/1731/1960/969/269/19
69/20
throughout [2] 30/630/8
Thursday [2] 61/361/4
tie [1] 41/17
time [15] 20/2129/329/443/549/1150/24
55/2356/256/772/1879/679/779/2080/5
80/13
timeframe [1] 58/21
title [3] 45/1059/1567/9
titled [1] 26/20
today [5] 29/529/675/1375/1478/13
together [1] 79/14
told [6] 40/854/1555/1255/2356/756/22
too [1] 49/25
took [2] 31/2534/10
top [5] 15/324/1332/1365/1866/4
TORJAGBO [21] 2/55/1810/811/22
12/2513/1529/2346/246/846/1246/19
53/153/553/753/1255/1359/2462/12
64/1264/1882/9
torn [1] 75/21
total [15] 22/1224/2024/2225/2326/11
27/627/727/727/927/1062/162/364/8
66/266/3
totally [1] 69/9
touch [1] 52/2
Tract [1] 64/13
transactions [1] 60/19
transcript [11] 1/11/51/81/91/142/11
2/1576/1776/2180/1482/12
transcripts [1] 1/2
treasurer [5] 11/311/411/629/1529/16
trees [5] 14/1815/1615/1619/636/14
trespass [4] 46/2249/1151/1655/13
trespassing [1] 48/19
trial [4] 79/279/1179/1380/3
trim [1] 22/10
trimming [4] 13/2119/522/824/11
trimming/pruning [1] 19/5
true [1] 82/12
truth [1] 40/21
truthfulness [1] 53/22
try [3] 76/379/1579/20
trying [2] 27/2181/13
Tuesday [1] 48/3
turn [1] 8/5
Turner [1] 2/19
twice [4] 24/931/431/681/12
two [13] 10/2252/552/1172/972/1276/9
78/778/2180/280/1280/1780/1880/19
two-pronged [1] 72/12
type [1] 7/11
types [1] 81/10
typewritten [1] 82/11
typical [1] 43/20

U
U.S [3] 1/142/183/3
U.S. [1] 17/7
U.S. mail [1] 17/7

ultimately [1] 31/2
unair [1] 72/2
unair-conditioned [1] 72/2
unauthorized [1] 41/7
under [10] 14/421/1741/1159/2364/11
68/1168/1868/2172/1373/18
understand [10] 28/1729/931/437/8
41/1442/1943/1357/1879/1680/9
understanding [9] 30/230/230/530/6
30/1137/2338/1167/667/11
Understood [5] 16/423/824/1925/22
77/1
undertake [2] 21/2023/7
undertook [1] 25/8
undeveloped [6] 6/2162/1864/2166/17
66/2172/9
uniform [1] 18/25
uniformed [2] 55/857/3
uninvited [1] 48/17
unit [2] 45/1245/14
UNITED [6] 2/12/35/95/1382/582/9
United States [1] 5/9
unknown [3] 47/1351/1956/17
unless [5] 23/434/1268/368/368/20
unpaid [19] 26/426/1026/1126/1126/19
48/1349/2161/161/1661/1862/162/25
63/163/2265/670/1272/2272/2380/16
until [8] 27/1431/877/878/478/1178/13
78/1780/12
up [26] 8/1911/2414/1717/920/1422/25
25/126/126/726/1427/1430/2430/2531/8
31/1040/1242/1148/2256/2562/1163/25
64/464/1771/1975/2180/22
update [1] 48/22
updates [1] 52/2
upkeep [4] 29/1930/1331/539/12
upon [2] 38/2039/4
upper [2] 14/1823/19
us [2] 16/2025/20
used [1] 1/13

V
valuation [1] 38/19
value [7] 38/739/2441/442/1443/21
71/2075/24
valued [1] 71/3
values [2] 18/2529/11
vantage [1] 37/4
various [1] 31/16
vehicle [1] 50/21
verge [1] 79/11
very [11] 24/1627/831/1832/1244/10
58/1267/2472/1979/579/979/12
via [1] 53/5
victims [3] 67/1370/1870/19
view [3] 34/135/935/10
visible [1] 23/4

W
wait [3] 40/840/840/9
walk [4] 23/428/2429/229/5
walking [1] 28/22
want [13] 23/232/2440/1742/2443/6
43/1050/1450/1568/874/976/376/16
76/23
wanted [3] 31/1343/1566/12
wants [1] 69/13
warning [1] 49/13

was [132]
wash [1] 25/6
washed [2] 22/836/17
washing [1] 19/5
water [7] 15/315/1015/2016/923/554/1
71/6
way [9] 23/634/2343/248/2054/557/24
72/2579/1081/5
we [76] 5/65/246/156/189/711/1712/10
12/2013/513/2013/2316/716/816/916/16
16/1616/1617/617/2219/219/1920/24
22/122/122/922/1022/1022/2423/724/7
24/824/1124/1424/1525/325/625/15
25/2027/2028/2230/2430/2531/1631/21
33/2236/136/638/140/2141/1843/843/24
44/1849/251/1551/2354/1958/2368/7
69/1369/1869/1970/2570/2571/2472/17
73/575/876/576/676/1176/1776/2079/17
79/2080/4
we're [19] 5/206/127/17/57/1213/22
22/2428/2232/1940/2443/969/2277/6
79/1079/1379/1479/1579/1780/7
we've [3] 74/1175/1375/14
website [12] 46/1148/2260/1060/20
60/2160/2361/662/2463/1365/565/5
65/14
Wednesday [1] 61/4
weed [1] 19/4
week [1] 60/25
weekend [1] 29/7
weeks [2] 78/2180/12
weird [2] 74/1174/13
well [33] 6/128/912/212/1013/2015/11
16/1618/1520/422/1425/633/1735/336/9
37/2342/542/2462/1362/1563/164/19
68/1471/771/1671/2173/1374/574/9
74/1174/2475/475/1078/13
went [8] 26/426/926/1148/1650/21
55/2366/1576/10
were [26] 5/246/156/176/1811/1911/19
11/2012/914/222/425/927/2129/2229/23
30/731/1933/2233/2449/249/2153/857/2
62/2575/2381/2482/11
weren't [1] 79/6
what [84]
what's [11] 14/1017/319/1623/1227/6
58/1760/1463/765/1172/875/7
whatever [3] 38/2071/581/14
when [44] 5/236/213/313/1214/2026/4
27/2427/2428/2236/936/1237/2538/2
41/1643/1943/2546/2247/1650/1150/16
50/1950/2151/451/2452/452/452/853/18
55/2255/2358/1759/2560/2460/2561/23
62/1463/2364/2265/1966/471/672/4
79/1280/7
whenever [1] 38/2
where [24] 9/189/2510/1014/1624/4
24/1425/1326/1028/2430/732/1333/8
41/1843/545/845/2450/2553/655/956/3
56/1658/258/359/13
Whereas [1] 80/24
Whereupon [1] 81/24
whether [17] 38/338/1140/2441/241/10
41/1242/1548/849/1753/2257/1369/20
80/1581/381/481/1081/15
which [15] 7/1016/1921/123/1825/13
32/1639/2141/743/1645/2366/1468/25
72/1273/1777/24

W
while [2] 46/2467/9
who [25] 5/135/187/258/213/613/614/130/1246/146/146/346/646/1746/1746/1947/447/1249/2250/1854/2355/1471/1871/1973/373/6
who's [1] 49/8
whoever [1] 56/16
whole [1] 79/6
why [9] 5/205/2432/1732/1750/1869/1471/1574/2580/4
will [16] 1/37/229/221/921/921/1021/1327/1528/641/1645/149/954/1859/770/2370/25
wind [1] 50/22
wish [1] 71/8
within [7] 16/2119/320/2521/521/1921/2252/11
without [1] 27/22
witness [15] 4/27/208/2428/643/1043/1244/1344/2258/758/958/2359/366/867/2169/4
witnesses [5] 7/238/1368/468/781/8
won't [1] 42/10
wonder [1] 78/6
word [1] 16/17
words [1] 39/7
work [13] 20/2421/521/2021/2121/2231/132/832/1145/845/959/1371/1271/12
worked [2] 16/1745/16
working [2] 37/971/23
worried [1] 74/24
worse [1] 36/24
worth [4] 10/1910/2171/471/9
would [56] 7/147/198/78/199/812/212/312/1315/415/917/1518/2119/2522/523/2325/1526/1927/427/2533/2334/634/1435/1638/138/438/539/1840/742/542/843/743/2444/1846/447/1947/2052/552/1155/1756/1158/558/2361/963/1565/2166/2368/368/368/1569/1869/1870/974/2174/2276/1780/22
wouldn't [4] 42/642/642/2343/2
wraps [1] 81/16
wreck [1] 76/23
write [1] 17/22
writing [2] 17/1119/21
wrong [3] 5/2469/1680/20

Y

y'all [1] 68/8
yard [20] 13/2114/517/920/2221/1822/930/1931/631/733/1733/1933/2233/2334/1834/2234/2336/136/669/275/17
yeah [15] 6/87/2211/1512/1115/1515/2315/2527/427/1041/444/1752/1264/2373/1078/24
year [24] 11/511/1712/1512/1612/1712/2014/2115/222/1022/1122/1524/724/1425/726/926/1026/1227/528/138/348/561/2477/479/21
years [15] 9/2140/1345/1559/1871/675/2278/779/2580/180/280/1780/1880/1980/2581/1
yes [134]
yet [2] 50/479/1
you [264]
you'd [1] 55/24

you're [20] 10/129/1633/2033/2538/1939/1139/1439/1739/1839/2140/1043/1245/2346/2155/2457/1169/1074/274/274/13
you've [3] 54/2273/1374/12
you-all [8] 6/2331/236/1236/2549/2568/2272/1879/6
your [120]
Your Honor [60] 5/105/166/126/226/257/77/137/177/238/78/88/179/714/715/415/616/2217/1728/228/934/734/1334/1535/135/1635/2139/640/1941/2342/742/2543/1444/644/1852/1552/1858/858/1158/2361/1166/967/2068/268/668/1268/1469/1769/2570/871/2472/973/473/973/2574/1676/1478/1980/1080/1181/19
yours [1] 35/7