

To: Michael Newell <mnewell@idealawgroupllc.com>

RE: CEASE AND DESIST ORDER

We are writing to issue a formal CEASE AND DESIST order against Carrington Mortgage, Bank of America, and yourself in regards to the Trustee sale of Jeremy Bass's property, which is currently scheduled for December 30th. We are demanding that you immediately halt all actions regarding the sale of the property located at 1515 21st Ave, Lewiston Idaho 83501 at the scheduled trustee sale on December 30th.

It has come to our attention that Carrington Mortgage, the servicing arm of Bank of America, was aware that the property owner had paid off their loan in 2009 and a letter of full reconveyance was filed with the title company. However, Carrington Mortgage failed to inform the property owner of this, leading to overpayment on the mortgage until the issue was discovered in 2019. The property owner has provided you with the instrument number of the letter of full reconveyance, which indicates that they are not in a contract with the bank, that there is no outstanding note on the property and they are the rightful owner of the property.

Furthermore, we are aware that Carrington Mortgage has attempted to trick the property owner into signing backdated contracts and has even offered bribes in order to get the property owner to agree to a new contract. The property owner is not willing to agree to any such contracts and demands that all actions regarding the sale of their property be immediately halted. These actions are unacceptable and the property owner will not be signing any new contracts. They are fully expecting to receive all of the overpayments back with compounding interest, as well as compensation for the damages they have suffered as a result of this situation.

This letter serves as a formal CEASE AND DESIST ORDER regarding the Trustee sale of Jeremy Bass's house. Any attempts to sell or otherwise dispose of this property are illegal and a violation of the owner's rights. We demand that you immediately halt all such actions and refrain from any further attempts to sell or dispose of this property.

We hereby instruct you and Bank of America to immediately halt all actions related to the Trustee sale of Jeremy Bass's house. Any further actions on the part of the bank or yourself in regard to this sale will be considered a violation of Jeremy Bass's rights and will be met with legal action. This situation constitutes abuse, and we strongly urge you to immediately cease all actions related to the Trustee sale of Jeremy Bass's house.

Please be advised that this letter constitutes a formal cease and desist order. Any further attempts to proceed with the Trustee sale of Jeremy Bass's house will be met with legal action. We are not waiving any rights or warranting any of our statements as legally binding release of our rights until proper legal counsel has been obtained to address any counters to this letter, which will be at the expense of the aggressors. We therefore suggest proceeding with the already established and legally binding paperwork, the letter of full reconveyance.

Please confirm in writing within five business days of receipt of this letter that you have complied with this request and that all efforts to sell the property at the scheduled trustee sale have been halted. Failure to do so will result in further damages and potential legal action. You may also contact us by phone to follow up, but not in lieu of the written letter of compliance.

Sincerely,

Jeremy Bass

*Jeremy Bass* 2022/12/12

Sign

Date

P.S. As the email is coming from an Idaho location, the jurisdiction for this matter is Nez Perce County in Idaho, and must be complied with post haste.

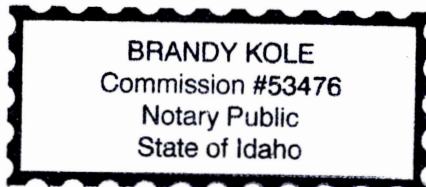
## IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Nez Perce County

This instrument was acknowledged me on this 12<sup>th</sup> day of December, in the year 2022, before me, Brandy Kole (Notary's name) a notary public, personally appeared Jeremy Bass (individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal



*Brandy Kole*

Notary Public

My Commission expires on: 10/27/2026