

7/24/25

Mr. Kash Patel, Director F.B.I.
FBI Headquarters
935 Pennsylvania Avenue, NW
Washington, D.C. 20535-0001

Re: Request for Criminal Prosecution.

Dear Mr. Patel:

This document is a forward to a meeting which I am hereby requesting with you wherein I will show you how in Texas \$660 Billion of outstanding school district bond fraud has occurred and been sanctioned by the State of Texas and how the scheme has been perpetrated across the U.S.

To my knowledge, this is the first time in history that the laws of Uniform Standards of Professional Appraisal Practice (USPAP) have been tied to the Texas Property Tax Code, then tied to the Texas Constitution and the Texas Education Agency, and then to the U.S. Constitution.

Imagine a confined world of misfits where uncomfortable truths like State Law, Federal Law, Uniform Standards of Professional Appraisal Practice, Mass Appraisal Standards which required adherence and demand reflection, investigation, thought, and humility, are completely ignored in favor of subverting the rule of law by customizing software to the point of no uniformity of application of law between CADs, no uniformity of application of law or appraisal methods between properties within the CADs, property subcategories, property cards, Property Valuation Studies being rigged to increase value outside the confines of any appraisal law or method, and when questions are asked by the property owners they are met with ridicule, disdain, assault and battery, and criminal trespass. In this world, the property owners who know the truth based on their areas Median Household Income are up against “our opinion is the clear and convincing evidence” & “we took 60,000 properties outside the database in excel, manipulated them and put them back” lies, criminal activity, accounting fraud, bond fraud, dozens of violations of law. Property owners are not welcomed but targeted as enemies of the status quo. Silencing Truth is a violation of Civil Rights. As you will see herein, these crimes check the box of Civil Rights, Whit Collar Crime and Public Corruption.

Rather than prompting consideration by those who signed an Oath of Office, these truths are greeted with the smug laughter for the purpose of instilling fear into the public as a weapon to deflect from their accountability and silence dissent.

Their revelations of those who are capable of exposing the truth, no matter how meticulously documented, are dismissed before they are heard and in the Mavex case, are not allowed to be heard in Court, more than likely until such time as the Mavex case is at the U.S. Supreme Court. The behavior of those involved in the criminal acts, and those who assist to cover up those

criminal acts are not part of normal society. The public, feeling overwhelmed by noise and misdirection at the hands of the Registered Professional Appraisers, the CADs, the ARB Members and the Chief Appraiser, turns away, unable or unwilling to discern truth from fabrication by the intentional actions of those who chose to collude against the property owners.

The public is being deceived by un-ethical, dis-compassionate criminals who rise to positions of influence who ignore the very laws that they are duty bound to adhere to from which they create the alternate reality of increasing property values by over 100% in 5 years from which there is no basis in fact as the median household income did not increase by even 10% in last 5 years.

The Truth as created by the criminals and their co-conspirators, shaped not by evidence but by the needs of the moment aka we need money to pay for the interest carry on the outstanding fraudulent school district bond debts, contorted to fit agendas cloaked in “we need to do this for the children” leads to a Ponzi scheme of biblical proportions.

This is reality.

Apathy or fear must now give way to the truth and the truth must be brought forward by those being scammed as without the truth, freedom being a property owners ability to afford the roof over their head and not be financially obligated to debts, which can never be paid off is a myth, and without the courage to face uncomfortable facts, civilization teeters on the edge of its own bankruptcy involving roughly \$5.1 Trillion in outstanding fraudulent school district bond debt across the U.S.

(see Compound Cumulative Calculator.pdf) <https://irp.cdn-website.com/39439f83/files/uploaded/Compound+Interest+Calculator+-+Godley+Texas.pdf>

There is a solution which is to Repeal the real estate tax across the U.S. in favor of the Uniform States Sales Tax (see the Bill to repeal the real estate tax in favor of the Uniform States Sales Tax) which was delivered to Helen Kerwin, Texas State Representative) and one of the dozens of benefits is the elimination of roughly \$660 Billion in Texas and \$5.1 Trillion in the U.S. of outstanding fraudulent school district bond debt, which can never be paid off as the median household income does not exist today let alone tomorrow to pay it off.

<https://irp.cdn-website.com/39439f83/files/uploaded/Bill+to+repeal+real+estate+tax+in+favor+of+Uniform+States+Sales+Tax+7+12+25.pdf>

(see https://irp.cdn-website.com/39439f83/files/uploaded/Benefits_of_Eliminating_Real_Estate_Tax_in_Favor_of_Uniform_State%28s%29_Sales_Tax.pdf)

This is a binary decision. Repeal the real estate tax in favor of the Uniform States Sales Tax or 37.8% of the household population will go bankrupt and or lose the roof over their head. (see the Compound Interest Calculator.pdf)

Beyond the courtroom, truth has been the engine of human progress. Innovation rests upon the truth which is facts and math matter and always leads to better outcomes. We have the facts, law, math and evidence (see www.mockingbirdproperties.com , www.realestatemindest.org , www.commonsenselaw.org). The criminals have their crimes, and no defense as the evidence of their actions is overwhelming. Those who do not study their history are doomed to repeat it. Study the Revolutionary war of 1776 to see the result of stealing money via taxation in violation of the laws of the land.

Without truth there is chaos. The purpose of a court is truth...to prohibit chaos. If the law does not exist to protect the Citizens, then why are any of us paying real estate tax? Truth enables the social contract to function and this is very much a societal issue.

Furthermore, powerful institutions and members of those institutions play a significant role in the ongoing erosion of truth and law. These entities, via the pull of fraudulent levers, wield influence over economies (local, state & national), and information channels, from which to manipulate public perception, and are not always motivated by a commitment to transparency. Instead, many are driven by short-term profit, political expediency, or the preservation of power, even when those goals come at the expense of honesty, accountability, and on the back of Mom and Pop who's value in their home via build-up of equity through amortization has been equity stripping as a result of over valuation and over taxation, and further equity stripped into the future (see Compound Cumulative Interest Calculatr.pdf) from which the outstanding fraudulent school district bond debt based on the implicit guarantee of Mom and Pop can **never** be paid but for the bankruptcy of the school districts. The fraudulent outstanding school district bond debt was created via accounting fraud by the criminals at the school districts and paid for by the CADs which are partially owned by the school districts all of which was sanctioned by the State of Texas which created its own version of Chevron deference and the same can be said for every state which has done exactly what the State of Texas has done. The format of law per State may vary but the net result is equity stripping Mom and Pop across Texas and the Country.

[https://irp.cdn-website.com/39439f83/files/uploaded/School_Districts_and_Accounting_Fraud - Presentation to President Trump and Elon Musk.pdf](https://irp.cdn-website.com/39439f83/files/uploaded/School_Districts_and_Accounting_Fraud_-_Presentation_to_President_Trump_and_Elon_Musk.pdf)

The Supreme Court in a 6-3 vote killed a legal precedent known as "Chevron deference". The deference, set in 1984 in a case involving the oil giant Chevron, gave federal agencies wide powers to interpret laws and decide the best ways to apply them. In ending the deference, the Court has slashed the powers of agencies to interpret / dull the black letter of the law in the favor of the government and not the people. The idea was that if Congress passes a law where something is unclear - or there is a "gap" - it is up to an agency to fill in the gap. In practice, that gave arms of the federal government

such as the Environmental Protection Agency the freedom to create and implement rules without fear of protracted legal battles.

This elimination of Chevron deference is a big win for society as it is very easy to now see via all the links in this document, the abuses that government for the sake of government can impose upon the Citizens of any State or Municipality and specifically the path that the Mavex case has taken where it has been prohibited from showing it's evidence to a real Judge.

The Supreme Court has been paring back agency power in recent years, saying there are "major questions" of policy that Congress must explicitly detail in order for agencies to take action on them.

"Chevron deference" as a legal principle, however, had endured, setting guidelines for lower courts to follow.

On June 28, 2024, the Supreme Court delivered the final blow.

Truth becomes inconvenient and an obstacle for institutionalized criminality & malfeasance. We have deposition testimony that after subpoena DCAD admitted they destroyed evidence. Requests under FOIA for internal documents are withheld from public scrutiny. Well-funded public relations campaigns are launched to by such moronic mouthpieces who make statements not founded in fact but designed to instill fear and cast doubt on credible evidence or to cover-up what they know as officers of the court, are crimes. To be clear, those who are officers of the court (lawyers) who are aiding and abetting a criminal conspiracy to defraud, must be disbarred at a minimum.

The math and the black letter of the law tell the truth. Without the truth, society is on an imminent collision course with massive bankruptcies (see Compound Cumulative Interest Calculator.pdf) and possibly worse.

Strengthen the Pillar of Truth

One of the issues I have noticed while trying to raise the awareness across Texas and Nationally about the issues we discovered at the CADs and School Districts, is that the press lacks the critical skills to navigate the information and perhaps worse in that it is a conscious decision not to disclose the information for sake of a pre-determined narrative. Education does not happen by osmosis. In order for the press to be useful to society, it must undertake the investigations and education necessary to bring the truth to bear. The press and individuals need have the ability to identify reputable sources, understand the difference between news and opinion, and critically analyze what is being stated. Media bias is an instant red flag of credibility. Unfortunately, the media has proven that they must be treated with suspicion and that further thought is justifiable and necessary. Media literacy is necessary to expose the ills of society which in turn empowers individuals to become active participants in the solution.

Why do 4,000,000+ people in Texas need assistance to feed their family??? Repeal the real estate tax.

<https://www.mockingbirdproperties.com/hunger-assault-repeal-the-real-estate-tax>

Truth fosters accountability, compelling those in positions of power whether in government, corporations, or cultural institutions to act with integrity and transparency. It serves as a check on corruption and abuse, a force that holds the powerful to account and reminds them that authority is not a blank check.

https://irp.cdn-website.com/39439f83/files/uploaded/Criminal_Complaint_-_State_of_Texas_and_Individuals-active_links.pdf [this document has live links to hundreds of evidentiary documents]

In the absence of truth, power goes unchecked and as we have evidenced in the CADs and School Districts, the creation of fraudulent debts which can never be paid off. Without accountability, justice is for the privileged aka, the criminals.

To combat this, all of us must become guardians of truth. This means holding institutions accountable when they sacrifice honesty for convenience, profit, or political advantage. It means demanding transparency and resisting the normalization of spin and subversion. It means protesting your taxes and filing suit against the criminals joint and severally liable when appropriate. Given the mountain of evidence, it is now appropriate for the FBI and specifically you to get involved. We stand ready to assist and deliver every stitch of the evidence which has been assembled since 2016.

This problem is large enough to bring the U.S. Economy to a halt and kick off a series of circular compounding related events that don't need to happen if this issue is dealt with quickly and it can be dealt with quickly.

The truth (math and law) requires the repeal of real estate tax in favor of the Uniform States Sales Tax. Stop the equity stripping of Mom and Pop and restore their balance sheet such that they own the land beneath their asset.

I would like to meet with you as soon as possible so I can lay the evidence out and help get you and a qualified team up to speed.

Best Regards.

Mitchell Vexler, President
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