

Summary of Events – SCOTUS Motion for Re-Hearing

By Mitchell Vexler, October 28, 2026

Case, *Vexler v. Spencer*, U.S. Supreme Court No. 26-179, concerns an alleged systemic pattern of fraudulent property valuations, excessive property taxation, and school-district bond financing, with implications reaching every American: their homes, their pensions, the banking system, municipal debt markets, and ultimately U.S. Treasuries.

Supreme Court docket No. 26-179 <https://www.supremecourt.gov/docket/docketfiles/html/public/26-179.html>

Four Texas courts, including the Supreme Court of Texas twice, disposed of the case without ever ruling on the evidence. On October 5, 2026, the U.S. Supreme Court denied review without comment.

Never in the history of the United States has the Supreme Court allowed a federal claim to go without adjudication. Never, except for this case.

The Supreme Court rehearing deadline is on Friday, Oct 30th, 2026 – This is the deadline for submission for the Motion for Re-Hearing which is already at the Supreme Court.

There are 1.37 million attorneys in the U.S. but only approximately 150 are admitted to practice before the Supreme Court, two of them are very familiar with this case:

- **David Edward Kenney**, an active California attorney representing the case, also has a related case in California. The evidence there concerns Capital Investment Bonds being replaced with Capital Appreciation Bonds without paying off the original principal. The bonds are effectively funded again while compound interest continues to accrue.

[David Edward Kenney · Active CA Attorney, Glendora · Business Law](#)

- **Peter Ticktin**, one of President Trump’s attorneys and a childhood schoolmate, is fully briefed and supports continuing the effort.

[The Ticktin Law Group: Peter Ticktin, Esq. | Services in Deerfield Beach and Orlando](#)

Peter is not scheduled to see the President for at least 30 days, while the **Supreme Court window closes permanently in a few days**.

The White House must initiate a meeting request; which can **ONLY** happen if there is enough public outcry.

That **urgency** is why we’re seeking Public attention and reaching out to the Public to call the White House and kindly let their opinion be known.

Time is of the Essence

The White House switchboard can be reached at
202-456-1414.

Leave a kind message that says –
**“Hear, Reverse, & Remand SCOTUS case 26-179.
 Our Constitutional Rights depend on it.”**

Several thousand phone calls will make the point.

Additionally, comments can be submitted via the official
 White House contact form at
www.whitehouse.gov/contact/

The fundamental constitutional question: **Can a constitutional right exist in practice if the legal system provides no court capable of adjudicating it?**

Mitch Vexler, a Dallas-area developer with 35+ years in commercial and residential real estate, with a background in statistical probability and quantitative finance has spent ten years and over 12,000 hours building undeniable proof that appraisal districts are fraudulently inflating property values, driving property taxes, and the school-district bond debt they support, beyond what households can carry.

The numbers behind it, all proven in the record but never adjudicated, which is the point:

- **\$67 billion overvaluation** in one Texas county, in one year, that siphoned more than **\$1.34 billion** in excess property taxes that year alone.
- **\$5.1 trillion** in nationwide school-district bond exposure, about **\$698.6 million a day in interest**. Much of it is rated AAA only because of state guarantees. However, the “guarantees” are just as fraudulent, because they are transferred back to the property owners which is a hidden fact.
- **\$600 billion+** in school-district debt in Texas alone.
- A Washington law firm involved in the 2008 financial-system rescue believes the broader economic ramifications could be closer to **\$17 trillion**; one of its attorneys is an actuary trained at the London School of Economics.
- A former senior bond underwriter for the entire state of California has reviewed Mitch’s evidence and agrees the bonds are a ticking time bomb, with expected recovery of only **13-30 cents on the dollar**. **Now we are 2 years later with more fraudulent principle created, no reduction in bond debt and more compound cumulative interest added to the liability of all property owners and thus all American Citizens.**

\$829 trillion in Global Debt - these are government numbers, and a separate **\$844 trillion of Derivatives**. Within the derivatives there’s **\$34 trillion** in net value, the rest is paper chasing paper.

The daily financial market footprint compounds the risk: approximately **\$15 trillion or more** in U.S. listed-market turnover and notional exposure each day. Globally, stocks turn over roughly **\$1 trillion daily**, while listed derivatives can exceed **\$20 trillion in notional exposure** on an ordinary day. The concern is not just the face value of any default, but how much financial exposure reprices when collateral, valuations, or credit assumptions fail.

The consequences extend beyond property taxation. If public debt obligations depend upon materially inflated valuations, unsustainable tax collections, or unreliable collateral assumptions, the implications could reach municipal bondholders, pension funds, financial institutions, and the broader credit system.

Mitch's Financial Analysis - Dynamic Contagion Level 1 and Level 2 models examine how rising volatility could propagate through the system. The analysis describes a VIX move from 17 to 60 and estimates that a 20-30% revaluation could produce a potential loss of **\$93 trillion**.

This is quantifiable using the volatility number. From that, everything else spins. That analysis is in the bond credibility chain XLSX on the dynamic contagion model, and the higher the volatility the greater the economic loss, and the bigger the avalanche which moves global when the governments are reactive, not proactive, and when there is no possible method of globally containing the fallout.

This effects EVERY American, Mitch's case originated in Texas where the fraud was first discovered but this fraudulent over valuation property tax issue exists in every state.

Mitch's solution is a controlled unwind of the fraudulent bonds and abolishing Property Taxes nationwide in favor of a flat sales tax and removing ALL of the fraud from the system which also restores true property ownership such that after the mortgage is paid off, that is the family's retirement money not to be taxes ever again.

We believe this warrants immediate attention.

This conversation and summary includes:

1. [Supreme Court Clerk Scott Harris Transmittal Cover](#) – outlining SCOTUS Has Fallen (attached)
2. [SCOTUS Has Fallen](#) (attached)
3. [SCOTUS Visual Companion](#) (attached)
4. [Petition for Re-Hearing](#) (link and attached)
5. [Letter to President Trump – October 12, 2006](#) (link and attached)

Mitch's recent presentations:

•Terminal Failure - Speech 1, Mitch Vexler - Las Vegas – Storm Summit:

<https://youtu.be/XGg8b8oicyE?si=e9-2tjAAnMHBK0tw>

•The Bond Credibility Chain - Speech 2, Mitch Vexler - Las Vegas – Storm Summit:

<https://youtu.be/tV7YoRcUT8?si=PLi0QAY8-z8l8H5q>

•Emergency Request For Executive Action: Property Tax Fraud:

<https://youtu.be/tGx35uDH6a0?si=N0pOrWMPFDqQLAAAt>

•The SUPREME COURT is About to Break Property Tax:

https://youtu.be/NMm_Zi7xOoo?si=Y301DG0WtTYPuWF

Case & Evidence:

•Supreme Court docket No. 26 179:

<https://www.supremecourt.gov/docket/docketfiles/html/public/26-179.html>

•Full evidence record and filings:

<https://www.mockingbirdproperties.com/dcad>

[Petition for Rehearing No.26-179 Supreme Court \(10.13.2026\).pdf](#) (link)

[Letter to President Trump-Constitutional Failure \(10.12.2026\).pdf](#) (link)

COHESIVE SUMMARY

The fastest way to understand the work is to see it as one continuous chain rather than as separate property-tax, bond, constitutional, and financial issues.

The investigation began with a basic question: can the government independently reconstruct and defend the property values it uses to tax citizens?

In Denton County, the record expanded from appraisal disagreements into sworn testimony, depositions, public meetings, audio, government records, tax-roll certifications, software issues, spreadsheets, and evidence concerning how values were produced, changed, preserved, or not preserved. (Over 1,100 evidentiary documents exist on www.mockingbirdproperties.com/dcad)

That raised a more fundamental question:

Can the tax base itself be independently reconstructed and verified?

If it cannot, then every downstream obligation built upon that tax base must also be tested.

1. From Property Valuation to Data Integrity

The Denton Central Appraisal District evidence includes testimony describing failed or incomplete appraisal software, valuation work performed outside core systems, records and supporting calculations that were not retained, and later public statements describing data being pulled out of appraisal software, manipulated, and returned to the system.

The issue therefore became larger than whether a single property was overvalued.

The issue became whether the governmental valuation process was reproducible, auditable, and compliant with the laws and appraisal standards governing the system.

2. From Denton to a Cross-CAD Pattern

The investigation then expanded beyond Denton.

The October 23, 2026 Cross-CAD Pattern Report compares Denton, Johnson, and Montgomery appraisal districts.

Although the districts are separate, the records show recurring categories of failure:

- software problems and workarounds;
- valuation activity outside core appraisal systems;
- weak or missing audit trails;
- deleted or unretained records;
- exemption and certification problems;
- inaccurate or incomplete information transmitted to taxing units or the State;
- internal quality-control concerns;
- and official conclusions that can appear materially more favorable than the underlying findings.

The point is not that every district committed an identical act.

The importance is that the same failure modes appear repeatedly inside supposedly independent systems not just throughout Texas but across the U.S.. David Kenny, a SCOTUS bar licensed attorney has a case in the 5th Circuit now also on school district bond fraud.

3. The Oversight Problem

The next layer is State oversight.

In Montgomery County, records show that the Texas Comptroller's Property Tax Assistance Division identified errors, rejected submissions, and required corrections.

Yet the process later moved toward acceptance even though the underlying record continued to contain significant deficiencies, overdue requirements, and unresolved questions.

That creates what I describe as the **“pass despite failure” problem**:

What does a governmental “pass” or compliance conclusion actually mean when the underlying State records show substantial contrary evidence?

This is important because a regulatory system that identifies problems but fails to correct the underlying condition is not functioning as the public believes it is functioning.

4. Independent Evidence Is Now Appearing Outside Texas

The issue is no longer confined to Texas.

Kansas State Representative Ken Corbet formally requested an opinion from Kansas Attorney General Kris Kobach concerning whether Kansas's property-valuation system is actually producing the uniform and equal taxation required by the Kansas Constitution and whether the same conditions may also implicate the Fourteenth Amendment.

His request relies substantially upon Kansas's own Property Valuation Division data.

Among the reported findings:

- commercial/industrial median-ratio compliance fell from 92.1% in 2024 to 55.4% in 2025;
- commercial/industrial coefficient-of-dispersion compliance fell from 96.6% to 39.6%;
- dozens of counties repeatedly failed residential standards;
- and statutory corrective and enforcement mechanisms appear to have been used rarely or not at all despite recurring noncompliance.

Corbet also raises a question that closely parallels the constitutional problem in my own case:

What happens when the problem is systemic, but the taxpayer remedy is individualized and incapable of reaching the systemic condition?

It does materially strengthen the evidence that the structural problem is capable of replication across jurisdictions.

5. The Tax Base Leads Directly Into the Bond Market

Property taxes do not stop with the annual tax bill.

The appraisal becomes part of the taxable value.

The taxable value supports government revenues.

Those revenues support school-district and municipal borrowing.

That led to what I call the **Bond Credibility Chain**:

Property valuation

- **taxable value**
- **tax collections**
- **governmental revenue assumptions**
- **bond issuance**
- **principal and interest**
- **guarantees and collateral**
- **investor reliance**
- **municipal-credit credibility**

The core verification question is simple:

Show us how every dollar got there.

If the upstream tax-base assumptions cannot be independently reconciled, then the downstream debt supported by those assumptions must also be independently tested.

My analysis estimates approximately **\$5.1 trillion of school-district bond debt and related obligations nationally** within the framework being examined. (This is not the total as this number is what we could quantify and does not include Public/Private Partnerships, EDC, 313 Agreements, Off Balance Sheet, Energy Contracts, etc.)

At a 5% interest assumption, that equates to approximately **\$698 million per day in interest accrual**, not 10 cents of which is going to any child or their education.

The significance is not simply the size of the number.

The significance is that municipal and school-district debt depends upon confidence in the credibility and sustainability of the underlying tax base.

6. The Bond Credibility Chain Becomes a Financial-Stability Question

If tax-supported debt begins to lose credibility, the problem does not remain isolated inside a school district.

The transmission path can become:

valuation credibility problem

- **municipal-credit repricing**
- **bond losses**

- collateral pressure
- liquidity demand
- forced selling
- broader fixed-income repricing

That is the basis of the Dynamic Contagion model which expands to Dynamic Contagion Level 2 if the government remains reactive. To be blunt, this is much bigger than any government and I have models both Level 1 and Level 2 using volatility which is quantifiable.

The thesis is not that every dollar of debt fails simultaneously.

The thesis is that relatively small underlying failures can force much larger portions of the financial system to reprice because bonds, derivatives, collateral, pensions, banks, insurers, and other institutions are interconnected.

7. Treasury Was Given a Way to Test the Entire Thesis

On September 24, 2026, an Advanced Evidence Verification Report was prepared for Treasury Secretary Scott Bessent.

It did not ask Treasury to accept my conclusions.

It asked Treasury to independently reconcile the evidence against authoritative government and market data.

The report focuses on:

- property-valuation records;
- certified tax bases;
- appraisal-system controls;
- tax collections;
- municipal disclosures;
- bond genealogy;
- debt-service assumptions;
- and the transmission pathway into municipal credit.

On September 25, 2026, a Formal Notice of Criminal Allegation followed.

Again, the request was not:

“Believe me.”

The request was:

“Test the evidence.”

If the numbers are wrong, show where they are wrong.

If the mathematics are wrong, identify the equation.

If the tax base is sound, reconcile it.

If the bond structure is sound, demonstrate it from certified records.

8. The Financial Problem Then Became a Constitutional Problem

The underlying Texas dispute moved through the State judicial system and ultimately reached the Supreme Court of the United States as No. 26-179.

The central constitutional issue was not simply whether one property was overvalued.

The Petition asked whether a State may make an administrative remedy exclusive when the designated administrative tribunal lacks authority to grant the prospective relief requested, thereby leaving no State court able to adjudicate the federal constitutional claim.

That is why I describe the case as:

a forum case, not a valuation case.

The constitutional question is:

If a federally protected right exists, but every procedural path terminates without any tribunal capable of adjudicating the claim and granting effective relief, what practical protection does that right provide?

Four Texas judicial stages ended without the federal constitutional claims receiving the merits adjudication sought.

The Supreme Court denied certiorari on October 5, 2026.

9. Williams v. Reed and the Petition for Rehearing

The Petition for Rehearing focuses heavily on the Supreme Court’s 2025 decision in **Williams v. Reed**.

Williams rejected a State-created procedural catch-22 that functionally prevented a class of federal civil-rights claims from being adjudicated.

The rehearing petition therefore asks a narrow question:

Can a State make a limited administrative tribunal the exclusive remedy when that tribunal cannot adjudicate the constitutional claim or grant the prospective relief requested, while simultaneously closing the judicial forum that can?

The Petition does not ask the Supreme Court to determine whether the appraisal evidence is true.

It does not ask the Court to establish a property value.

It does not ask the Court to make a criminal finding.

It asks the Court to ensure that:

some court can hear the claim.

10. The Constitutional and Financial Problems Converge

At this point there are two interconnected chains.

The constitutional chain:

government conduct

- **asserted constitutional violation**
- **administrative tribunal incapable of providing full relief**
- **courts decline merits adjudication**
- **no-remedy architecture**
- **potential national replication**

The financial chain:

property valuation

- **tax base**
- **taxation**
- **public borrowing**
- **bond debt**
- **municipal-credit credibility**
- **repricing**
- **collateral stress**

- **liquidity stress**
- **Dynamic Contagion**

Both chains ultimately depend upon the same thing:

credibility.

Financial markets depend upon confidence in government records, government obligations, and the ability to reconstruct the numbers.

Constitutional government depends upon confidence that citizens can challenge government action before a tribunal capable of actually deciding the claim.

If either credibility chain fails, the consequences are serious.

If both fail together, the problem becomes systemic.

11. Why the October 12 Letter to President Trump Is the Most Important Document

The October 12, 2026 Letter to President Trump is where every part of this work converges.

It brings together:

- the appraisal evidence;
- tax-roll integrity;
- the Cross-CAD pattern;
- State oversight;
- school-district and municipal debt;
- the Treasury verification request;
- the federal criminal allegations;
- the Supreme Court no-remedy problem;
- national replication risk;
- and potential financial-stability consequences.

The Letter describes **two clocks**.

The first is the **constitutional clock** — the finite Supreme Court rehearing process.

The second is the **financial-stability clock** — the unknown point at which markets begin repricing the assumptions upon which these obligations depend.

I did not ask the President to order the Supreme Court to decide the case.

I asked the Executive Branch to use the lawful powers it already possesses to determine whether immediate action is warranted.

The requested 72-hour triage called for:

- Solicitor General / DOJ constitutional review;
- Treasury / FSOC financial-stability review;
- DOJ / FBI evidence preservation and investigative triage;
- RICO predicate assessment;
- SEC municipal-securities review;
- and an interagency systemic-risk determination.

The central request was simple:

Do not accept my conclusions. Test them.

If the evidence is wrong, prove it wrong.

If the evidence is right, determine what must be done before the constitutional and financial consequences become irreversible.

The Entire Story in One Question

The question I believe ultimately ties everything together is this:

What happens to a debt-based financial system when the government records supporting the tax base cannot be independently reconciled, the same failure modes begin appearing across jurisdictions, and citizens challenging those governmental systems cannot obtain a merits adjudication from a tribunal capable of granting effective relief?

That is why the October 12 Letter to President Trump is so important.

It is the point at which a property-tax investigation became a question of **constitutional fidelity, sovereign credibility, and national financial stability**.

Two recent important presentations:

Terminal Failure - Speech 1, Mitch Vexler - Las Vegas - Storm Summit:
<https://youtu.be/XGg8b8oicyE?si=e9-2tjAAnMHBK0tw>

The Bond Credibility Chain - Speech 2, Mitch Vexler - Las Vegas - Storm Summit:
<https://youtu.be/tV7YoRcUT8?si=PLi0QAY8-z8l8H5q>