

# Karen Lee Russell Robinson

## Case Questions for Walker County DA:

Our family has attempted to work with the law enforcement system over the past 16 months to stay informed as to the progress of the case and to ask the questions that should be asked regarding Karen's estranged husband's role in her death. Our concern is that Karen was the victim of foul play - at the very least coerced suicide, despite there being a typed note on scene. Our hope is that the DA's office will leave no stone unturned as we all seek truth and justice in the loss of our beloved Karen.

### PHONE DATA:

We have been in contact with Eric Devlin, former Fed and CEO of Lonestar Forensic Group in Houston, regarding the three cell phone data downloads of Karen, Frank and Jess. We were told that the process of going through the downloaded phone records is so incredibly tedious for the police department, especially if HPD doesn't have a separate person just for that. Eric said most police departments also don't have the ability to do a deep extraction on phone data because the best device around, Cellebrite, is very expensive, includes yearly relicensing costs and then also training personal to use it. He told me to ask if HPD uses Paraben, Oxygen, or AXIOM. He told me to ask if the three phones were all Apple iPhones, and if HPD was given the passwords to unlock them at the time of extraction. He said they would get more data if the phones were unlocked.

We have been told by multiple sources that there were some texts that refer to Frank threatening to kill Karen as well as Frank telling Karen to kill herself. These texts were most likely deleted, and we feel like there will be a better chance to retrieve any deleted texts messages by hiring a third-party expert to help extract phone data. We also hope that the cell phone hard drive download shows Frank's locations during the day on 3/30/2021. We would like to hire Eric's company, Lonestar Forensic Group, to have his forensic data experts help recover and interpret the downloaded data on the three cell phones to try to get the most evidence for the case. Detective Kevin Hammond told us that the DA's office would like to review the evidence in the case prior to making the decision to allow us to do so. Please let us know once your office has fully reviewed the case if we can hire Lonestar Forensics. Eric says for you to please contact him to discuss allowing his company to help you retrieve data from these phones. His cell is: 832-216-6197. (You may remember Eric Devlin, as he said he filmed a Cold Justice TV show with HPD in the past.)

## WITNESSES:

We would like to rule out the possibility that Frank was with Karen when she died. In order to do so, we feel these questions would need to be addressed without taking into consideration anything Frank has said as “fact”:

### Frank’s whereabouts on 3/30/2021

-- Was the GPS device on Frank’s car examined or was it determined if his phone records show his location during the entire day?

-- Karen told her father George that morning that she and Frank had plans to “eat lunch” that day, either at home or at a restaurant. Where did they go to lunch, if they went? Is there restaurant parking lot video footage of them or waitress testimony? Does a review of financial records show this lunch expense?

--If they ate lunch “at home,” is there Ring video footage of them either at the ranch or Karen’s apartment earlier that day? DAD—did Karen say she was eating at ranch when she said at home? (KAREN DIDN’T SAY WHERE THEY WOULD BE EATING BUT SHE SOUNDED NORMAL AND NOT UNDER EXTREMEL DURESS. IN TOWN FRANK USUALLY ATE AT HUMPHRIES OR CITY HALL CAFÉ.)

--Are there witnesses to Frank’s whereabouts that day? Does his alibi add up and can it be verified by witnesses who wouldn’t be coerced or pressured to lie or cover up for him?

--We found a document at Karen’s apartment dated 3/30/21 signed in blue ink with what appears to be Frank’s signature, which suggests he was at Karen’s home earlier that day. (See Attachment 1) Does any video footage or eye-witness show him to be at Karen’s home earlier that afternoon?

--Did Frank change clothes from Tuesday morning to Tuesday evening when he allegedly found Karen dead? Was this captured on his Ranch ring video? We assume this device was working, as he sent us footage of Karen that was allegedly recorded that morning taking Grace to school from the ranch where Frank lived/lives.

### Are there any witnesses to the shooting?

--Is there video footage of Karen’s driveway that day?

--Was Karen’s Ring video footage tampered with, deleted, or uncharged?

--Do the neighbors next door or across the street have Ring footage showing her driveway activity?

--Did anyone hear gunshots? William, her son, says Karen did not have a silencer on her gun.

--Do the police have proof that Karen pulled the trigger on her own, and with Frank proven to be elsewhere the entire day?

### On Scene:

According to Karen’s neighbor, a prison guard trained in CPR, Frank refused to allow him to approach to attempt to revive Karen.

--Did the neighbor see Frank throw Karen on the ground? (I DON’T REMEMBER BUT I THINK SHE WAS ALREADY IN THE DIRT WHEN THE NEIGHBOR WENT TO INVESTIGATE GRACE’S SCREAMS)

--Why didn't Frank accept help from someone highly experienced in CPR and first aid?  
--Why didn't Frank call 911 immediately, instead of waiting for the several minutes between the time the neighbor heard a child screaming (Grace), and the time Frank shoved his phone at the neighbor to talk to the police?

--Are we able to get a recording of the 911 call?

--If Frank broke the car window to be able to unlock the door to remove Karen, his fist would have shown signs of injury trauma. Did Frank's hand show signs of injury or was there evidence of a tool or weapon used to break the car window? (IF KAREN WAS IN THE CAR AND EITHER STILL ALIVE OR DEAD, IT WOULD HAVE BEEN A CRIME TO DRAG HER OUT AND THROW OR DROP HER IN THE DIRT. IF SHE WAS ALIVE THEN THE ONLY THING HE SHOULD HAVE DONE IS CALL 911, STOP ANY BLEEDING AND FEEL FOR A PULSE. IF SHE WAS ALREADY COLD AND DEAD THEN HE SHOULD NOT HAVE TOUCHED THE BODY AS DOING SO WOULD HAVE BEEN A SERIOUS CRIME. MY INTUITION IS THAT SHE WAS ATTEMPTING TO ESCAPE, GOT IN THE CAR, MAY HAVE HAD TIME TO LOCK THE DOOR. FRANK WOULD HAVE HAD EXAMINATION GLOVES ON WHEN HE BROKE THE GLASS, UNLESS HE JUST OPENED THE UNLOCKED DOOR IN ORDER TO GRAB HER RIGHT ARM AND TWIST HER ARM IN SUCH A WAY THAT IT WOULD APPEAR THAT SHE DISCHARGED THE FIREARM. HENCE THE CONTUSION ON HER RIGHT THUMB. IN MY OPINION, HE THEN OPENED THE DOOR AND THREW HER BODY OUT INTO THE DIRT TO DESTROY SOME OR MOST OF THE EVIDENCE. IN MY OPINION, BASED ON HIS PERSONALITY I FOUND TO BE PSYCHOTIC AND ETHICALLY BANKRUPT, HE HAD PLANNED TO KILL HER FOR AT LEAST TWO YEARS AND ESPECIALLY IN THE WINDOW BETWEEN THE TIME SHE WAS CELEBRATING HER DIVORCE ON 20 MARCH 2021 and 30 MARCH 2021 IN ORDER TO OBTAIN HER ENTIRE ESTATE PLUS A LARGE SUM OF INSURANCE MONEY. A THOROUGH INVESTIGATION WOULD REVEAL THAT HE HAD SCAMMED OR DEFRAUDED NUMEROUS 'INVESTORS' OUT OF THEIR MONEY VIA VARIOUS OF THE MULTIPLE COMPANIES THAT KAREN WAS FORCED TO KEEP OUT OF SERIOUS TROUBLE. THE IRS SHOULD GET INVOLVED IN MY OPINION AS IT IS KNOWN THAT HE WAS SCAMMING MONEY FROM THE TRAILER FACTORY (OBVIOUSLY SOME OF OUR MONEY) TO PAY PRESTIGE AS A MIDDLE MAN FOR STEEL AT HIGHER PRICES THAN FACTORY PRICES.)

(HE HAD DEFRAUDED SUE AND ME OUT OF WHAT WILL AMOUNT TO OVER ONE MILLION DOLLARS IN AN INVESTMENT THAT HE PROMISED WOULD SPIN OFF A MINIMUM OF \$200,000 PER YEAR TO HELP KEEP OUR MUSEUMS GOING AFTER OUR DEATHS.)

## **THE LETTER:**

We have several doubts about the authenticity of Karen being the author of the letter found in her apartment.

[Who found the letter?](#)

--Was it found by law enforcement, or were other people given access to Karen's apartment and evidence at the scene? Who all was authorized to enter her home and by whom?

(YES, HOW IS IT THAT BRYAN CANTRELL HAD ALMOST IMMEDIATE KNOWLEDGE OF THE CONTENTS OF THE LETTER AND THEN TOLD US THAT KAREN WANTED US TO REMAIN FRANK'S FRIEND? CANTREL A TRAILER FACTORY ATTORNEY AND COULD NOT HAVE BEEN FRANK'S ATTORNEY DUE TO A SERIOUS CONFLICT OF INTEREST AS HE HAD BEEN MY PERSONAL ATTORNEY FOR MANY YEARS.)

Can a handwriting/signature expert be hired to analyze the signature on the note to prove or disprove that Karen signed and initialed this document?

--We have several of Karen's original signature samples found at her apartment, none of which match the signature on the note. None of the samples of her signature we found have a narrow 'a' and none contain a loop in the top of the "K". Her 'a' is always round, not long and angular like it's signed on the Letter. (See Attachment 2)

--Why is there a dot at the end of the "n"?

--The signature on the letter as well as the initials look different than Karen's signature and letter formation style.

--The first name only signature, on diagonal, seems ill fitting for the occasion, as if copied from a greeting card reference.

Why was the letter not dated?

--It is a red flag that the "suicide" letter is not dated, and the manner in which it implies she will die (car crash) is not what actually happened.

--If she was planning to crash her car, why was she shot?

--She could have fantasized about crashing her car on a previous date, then changed her mind.

Did Karen write the note voluntarily without any outside influence?

--The letter is typed, which could have been done by anyone. Is it very rare to leave a typed suicide note, versus handwritten?

-- Was the letter dusted for latent fingerprints? The medical examiner's office asked me if a DNA test was done on the letter.

--Frank texted George on 4/7/21 that Karen dropped Grace (AT) school and "started writing her note at 9:10 on Tuesday morning." How would Frank know this? Is this proven to be true from her computer forensics?

--It is a red flag that Karen's Life Insurance Policy information is the first sentence of the letter, as if to imply this is the most important information/motive.

--The letter has two distinct "voices" which indicate that at the very least it was co-authored by Karen and Frank, or later edited by Frank, or Karen was coerced or forced to type his edits.

--We feel Karen would never say several of the things in the letter.

--Was her computer keyboard dusted for fingerprints before being released to Frank?

--On the Word document is there a date stamp showing this document was later edited to add in phrases that reflect Frank's "voice?"

--The "Ride or Die" terminology, for example, is specific language that our family feels Karen would never say. Karen and her siblings are first generation Texans, so our family doesn't speak like this or use such colloquialisms.

--Alan Fails, Karen's best friend and confidant, upon reading the letter could tell us that certain parts of the letter did not sound at all like Karen. Alan told us that Frank used the term "Ride or Die" very frequently around the office, but Karen did not. Frank even made a Facebook post using this exact phrase 4.5 weeks after Karen's death, on 5/7/21. (See Attachment 3)

We found a few of Karen's journals and papers at her apartment. In one of her journals, she discusses the emotional abuse of Frank humiliating and shaming her. In her written prayers to God, she begs for "protection" and pleads over and over for help to break free, and "break free of all bondages". In September 2021 she even begs God to "remove "F" from her life" and to "take him away peacefully and gently." She asks God for peace, harmony, joy, and freedom. She asks God to help her and intervene on her behalf with a cloak of protection. This is not the voice of someone who all of a sudden says "you are the love of my life, I love you very much," etc. in a letter. Nor is this someone who suddenly says they want to renew their vows, move back "home" and start a new life together, as Frank claims Karen said.

(FRANK RIDICULED KAREN IN FRONT OF GRACE, TOLD GRACE THAT HER MOTHER WAS STUPID, THAT GRACE DIDN'T HAVE TO LISTEN TO KAREN OR MIND HER MOTHER, COULD EAT ANYTHING SHE WANTED SUCH A S CHEESE STICKS AND THAT KAREN'S BRAIN WAS SICK AND COULDN'T BE CURED.)

## CAUSE OF DEATH:

--The comment in the autopsy report that states Karen was found in a locked car is based upon a statement in the police report that we assume could only be provided by the estranged husband who allegedly "found" her (per his claim: she was in the driver's seat of her vehicle, he smashed the glass with his fist, and subsequently moved her body onto the ground before first responders arrived). It seems inappropriate to include in an any official report as fact without attribution. We are concerned that any testimony given by Frank (i.e. that Karen was found in a locked car, etc.) is being taken as fact and is being used to help determine cause of death.

Why is it ruled a suicide instead of "Undetermined" since the case is still under investigation? The medical examiner and the EMS offices both say they went off of the information given to them by the police to fill out the cause of death on both the Autopsy and Ambulance reports. Then the medical examiner's office says 90 percent of the time the Justice of the Peace goes off of the autopsy report for "cause of death" on the Death Certificate. So ultimately all three entities seem to be basing the cause of death off of the police report. We have not been able to receive this document yet, however we

believe that the police are assuming it's suicide based on what we guess is Frank's claim that the car door was locked, the fact that the passenger seat was not found pushed back, as well as the possibly forged or modified typed note. We do not feel like these factors should be determining the cause of death. We are concerned that any testimony given by Frank (i.e. that Karen was found in a locked car, etc.) is being taken as fact and is being used to help determine cause of death.

MEDICAL EXAMINER's office told us that the Autopsy states cause of death as "Suicide" because of the police report, and that it states Karen was "found in locked vehicle" because of police report. Close range skin searing was the only specific reason given to us as ruling it a suicide, however this also could happen if a gun was held to her body by someone else.

(FRANK WOULD HAVE MADE SURE THAT THE DEATH APPEARED TO BE A SUICIDE AND ONE WAY WOULD HAVE BEEN TO HAVE PLACED THE GUN DIRECTLY ONTO HER BODY AND EITHER PULLED THE TRIGGER HIMSELF OR MADE IT TO LOOK LIKE KAREN PULLED THE TRIGGER ON HER OWN VOLITION.)

POLICE told us it was a suicide because the passenger seat of Karen's car wasn't scooted back, so that must mean she was alone. How so?

(FRANK WOULD HAVE BEEN STANDING AT THE OPEN DRIVER'S SIDE DOOR OR WITH HIS HAND THRUST THROUGH THE WINDOW HE ALLEGEDLY BROKE WITH HIS HAND.)

EMS told us that the Ambulance Report states "self-inflicted" gunshot wound because of the police report/police on scene.

JUSTICE OF THE PEACE Judge Fisher 's office states suicide on Death Certificate because, according to the medical examiner's office, the JP usually just goes off of the preliminary Autopsy.

## **AUTOPSY:**

*(Completed June 30, 2021; Received Dec 15, 2021)* We were told as late as 11/19/21 by Detective Hammond that the reports still weren't complete, so we finally called the forensic lab directly to see what was taking so long, and we were told the autopsy and toxicology reports were actually both completed in June. We were finally able to obtain a copy of these two reports from Justice of the Peace Fisher's office by mid-December.

--Why were these reports kept from us? (AND WHY WERE WE LIED TO? IN MY OPINION IT WAS TO COVER UP THE BLUNT FORCE TRAUMA WOULD AND BULLET TRAJECTORY EVIDENCE)

Why did Dr. Doyle rule as suicide?

--The medical examiner's office says they can always reclassify cause of death as murder or undetermined when more information comes out.

--The ME office told us that the Autopsy states Suicide because of the police report. It states that Karen was found in a locked vehicle because of the police report.

--How was it determined in the autopsy report and police report that the car was locked if she was on the ground outside the car at the time the police arrived? Is there any corroboration to the estranged husband's statement?

-- We were told that the pathologist report gives the opinion of suicide due to skin searing from the gun vs a shot fired from farther away. Skin searing was the only reason they could give us to rule as suicide, however this could happen if a gun was held pressed to her body by someone else. (KILLERS, ESPECIALLY THOSE THAT WANT A MURDER TO APPEAR TO BE A SUICIDE WOULD PLACE THE BARREL AGAINST THE BODY BEFORE PULLING THE TRIGGER)

--The bullet trajectory is going the opposite way of someone who is right-handed. Why was the angle of the bullet backwards for her right handedness? (It veered from left to right, entering at 3-3/4 inches off midline and exiting 2-1/4 inches off midline.) We feel she couldn't have turned her hand at that angle and pulled the trigger. Why was there abrasion on top of her right thumb?

Frank (or someone he hired) could have easily shot Karen or forced her to shoot herself with his hand over hers to cause that surprising bullet trajectory angle inconsistent with her being right-handed. Then locked the car (or not), went home and showered/changed clothes, then later came back with Grace and pretended to find Karen in her "locked" car. Next, punched through the window (whether it was locked or not) to "save" her. Then threw her on the ground to attempt CPR, then told the man/couple staying next door to handle calling 911. How would anyone besides Frank know the car was locked?

--How did the medical examiner or police/CSI determine the car was locked if Karen was already out of the car and on the ground before 911 was called? Are they just going off of what Frank told them or are there OnStar-type records to verify this?

According to Frank's probate Inventory form, Karen's car was a 2021 Ford Edge. Ford offers the "FordPass Connect/SYNC Connect" system. Has anyone contacted this service or any other possible car service she may have had to verify if any information can be provided about her car that day?

--Was a second set of car keys ever found?

--We feel that her car being locked was a big reason that her death was ruled a suicide, and factors in determining cause of death shouldn't be based off the word of someone who should be considered the main suspect. How was the autopsy stating that she was found in a lock car, per HPD report, if 911 wasn't called until she was on the ground?

--Were there injuries to Frank's hand consistent with breaking a car window with his fist? This window breaking could have been pre-planned to attempt to "prove" that the car was locked.

#### Other questions:

Under "Blunt Injuries," 13 listed "contusions" up and down her shins and thighs point to physical abuse. Karen was a classically trained dancer her entire childhood and was not clumsy nor did she bruise easily.

--Would it be possible for someone to get this type, **quantity**, and location of bruising on their own?

--Were these contusions caused by physical abuse which may have happened Friday night/Saturday morning before Frank allegedly called to announce to Jess Dubcak, "I broke her"? Was Karen wrapped in a quilt at the funeral home to hide the bruising up and down her legs?

--Why was Karen missing a shoe? Could this be from running away in fear **or from a struggle**? Did police find the missing shoe? **What did the location of the missing shoe tell police?**

--Is it unusual to put on full makeup including foundation and eye makeup before committing suicide?

--Why is she covered in abundant plant debris and scanty glass fragments?

--**Did anyone witness Frank breaking the car window and placing or throwing her on the ground?**

--Karen's height listed is incorrect: she was only 5'3' as listed on her drivers' license, which is a full foot less than Frank, making it even harder to defend herself, **especially at only 110 pounds. He would have been able to easily overpower her physically with their dramatic size difference. (See Attachment 4)**

Montgomery county forensics says gunshot residue kit was done on scene by HPD so Forensics didn't redo it. Forensics says police also handled the blood splatter trajectory.

--Is there anything off or unusual about the blood splatter pattern?

**Is it rare for women to shoot themselves in a suicide? Does it not strike one as curious that as a female, versus a male, that she would carry through with suicide by gunshot? And even stranger that she would take her life by gunshot through the torso and possibly with her non-dominant left hand cramped by the driver's side door (to achieve that left to right bullet trajectory)? Or would it be physically possible to achieve this left to right bullet trajectory with her right hand on her own, without someone manipulating her hand? Also, is it unusual for someone with no hunting experience to successfully shoot to kill themselves in the heart on one try?**

**Frank has several guns according to William, and he keeps them all over. Frank has a lot of hunting experience and publicizes going on "killing sprees" on Facebook. We were told only one gun was taken away from Frank by police after Karen's death, yet he was reported to still go around town with an empty gun holster. Is he still not allowed to carry a gun in his holster since this case is ongoing? How many guns in total is Frank registered to have? Does he keep them locked up so Grace can't access them?**

**Is it not a red flag that, according to Jess Dubcak, Frank pulled a gun out at work the week prior while confronting Jess about his relationship with Karen? That Frank had stated to the office employees in prior months that he would dig a hole with his tractor and throw both Karen and anyone he caught romantically involved with her in the hole together after killing them both?**

## **TOXICOLOGY REPORT:**



It is a huge red flag to our family that the toxicology report came back negative. **WHY REMOVE:?** We feel Karen would have never willingly stopped her Zoloft medication that she took for years, and that worked so well for her that she often recommended it to others. She was such a health nut and took such great care of her health as well as others' health. She was so excited for her divorce she had been planning for two years to finally be final, and was looking forward to a future of peace and freedom. She was hopeful, not hopeless. She was so happy and extremely proud that she was financially supporting herself independently. She had made plans for her new life without Frank. She had so much to live for, and she would have never left Grace and William without coercion.

Why did she have nothing in her body per the toxicology report? It did not show the medication that she took for years. Were these pills taken and hidden from her to make her more vulnerable, to induce depression and confusion and to be weakened enough to be coerced into considering suicidal thoughts? We theorize that she was stripped of her medication then physically and mentally abused, so that she could be weakened to the point of being "broken" and could be coerced/forced to go along with a plan to shoot her in order to get her life insurance money and **all of the community property that was about to be sold in the divorce division.**

We feel Frank may have taken away her Zoloft prescription pills from her the week before her death to try to induce a depressive response, as this particular drug is dangerous to be stopped "cold turkey," and could cause her to "not think clearly" enough to go along with his plan, as well as mentally and physically abusing her to cause bruising up and down her legs. According to Jess Dubcak, Frank even called Jess between 3:15-4:00 am that Saturday morning 3/27 to announce, "I broke her." Do the bruises on her legs match up with that timing?

How many days/hours would she have to have been stripped of her medication for her toxicology report to come back "negative"?

(ONE OF MY THEORIES IS THAT IT WAS THE EMOTIONAL ABUSE OF SCREAMING AT HER WHILE SHE WAS IN WITHDRAWAL FROM HER MEDICATION, AND REPEATEDLY TELLING HER THAT SHE WAS A WORTHLESS WHORE, WORTHLESS AS A MOTHER, INSANE ETC. WHICH BROKE HER THAT NIGHT. IN MY OPINION SHE PLANNED TO DISAPPEAR INTO A SAFE PLACE AND DIDN'T TELL ME BECAUSE SHE KNEW FRANK WOULD KILL ME TO FIND OUT WHERE SHE WAS.. THE 14 BLUNT FORCE TRAUMA WOUNDS MAY HAVE BEEN FROM HIM GOING TO HER HOUSE WHILE GRACE WAS WITH HER BABYSITTER AND BEATING HER HALF TO DEATH WITH THE THUMB WOUND BEING FROM HER ARM AND THUMB BEING FORCED TO PULL THE TRIGGER AND THEN THE LATEX GLOVES DISCARDED IN THE DIRT AT THE MURDER SCENE.)

## **EMS REPORT:**

Why does EMS report say the gunshot wound was "self-inflicted"?

Walker County EMS ambulance report states Karen was on the ground and Police on scene were doing CPR at their arrival. EMS **told us that the Police reported to EMS at the scene** that the gunshot wound from a 9 mm handgun was “self-inflicted,” so that is why it says “self-inflicted” in their ambulance report. **(In other words, they just put down whatever was told to them by police, even though they had no firm evidence of this.)** How was this conclusion supported?

### What was Time of Death?

Someone would have had to take Karen’s temperature at the scene, as well as consider the outside temperature, to try to predict her time of death. (Online records show the temperature was a high of 83 degrees between 3:00 & 6:00 pm, however she was in her car but her driveway is shady.)

--Did anyone take her temperature at the scene to try to predict her time of death?

--EMS was called at 6:15pm; At scene 6:24; Announced time of death 6:26pm

--Why does it say “last seen 30 minutes prior”? Does this mean she was alive 30 minutes prior? EMS was unable to answer this clearly.

--Cool to touch with dried and coagulated blood at 6:26 pm. EMS said they did not take Karen’s temperature to help determine time of death, as that is only standard operating procedure for them during a cold-water drowning type of rescue situation.

--Did police on scene, the CSI agent, or the Justice of the Peace take Karen’s body temperature to help determine time of death?

--Medical Examiner’s office says they do not calculate time of death because by the time the body arrives at their building in an air-conditioned vehicle, it’s not accurate.

--If body temperature cools at approximately 1-2 degrees per hour after death, she must have been dead for a while to already be “cool to touch”?

--How does Frank claim Karen was still alive to record a goodbye video at 5:16, if this is the case? If 911 was called at 6:15, this would leave less than one hour for all of this to happen. Was this video time stamp verified during her phone data download?

--If this goodbye video was filmed at 5:16 per Frank, how was Karen already “cool to touch” at 6:26 per EMS?

--How long does it take for blood to dry and coagulate? **Dried blood on the car seat indicates a less recent death.**

--What time did Frank claim Karen texted him that afternoon saying she was admiring her new wedding ring? This **is a very suspicious claim and doesn’t sound like anything Karen would have ever said.** **On top of that, she was both unmaterialistic and also hadn’t worn a wedding ring in years.** Might he have texted that comment to himself from her phone after her death?

(IT WAS COMPLETELY IRRESPONSIBLE FOR HER BODY TEMPERATURE NOT TO HAVE BEEN TAKEN SO THAT THE TIME OF HER DEATH WOULD HAVE BEEN ESTIMATED WITH GREAT ACCURACY)

## **BALLISTIC REPORT/POLICE REPORT/BODY & DASH CAM FOOTAGE:**

Now that the Ballistic Report is finally complete after over a year, these have all been requested and we are awaiting the approval of the Attorney General. We were told this includes a 259-page report and several DVDs.

--How does the ballistic report support or else call the estranged husband's account into question?

(WE NEED A COPY OF THE LETTER SENT TO THE AG ASKING THAT THE PUBLIC INFORMATION NOT BE RELEASED DUE TO AN ONGOING INVESTIGATION, BUT WE WON'T KNOW UNTIL WE RECEIVE A COPY OF THE LETTER SENT TO THE AG.)

## CSI/SCENE:

According to *Practical Homicide Investigation*®, "All death inquiries should be conducted as homicide investigations until the facts prove differently. The resolution of the mode of death as Suicide is based on a series of factors which eliminate Homicide, Accident and Natural Causes of death." In fact, many, if not most, alleged suicides are homicides if the husband/boyfriend/ex-husband/estranged husband and millions of dollars are involved. And all such "suicides" should be treated as homicides unless and until proven otherwise after a proper crime scene and other investigations.

Did someone take Frank's clothes at the scene for evidence and forensic testing?

--When a spouse (especially estranged) is the first one on the scene, they **may be (SHOULD BE)** considered a primary suspect.

--We were told that since Frank found Karen, someone would have taken his clothes at the scene to test for micro blood splatter to investigate him and/or try to rule him out as a suspect.

--Was Frank's clothing taken in for micro-blood splatter testing at the scene?

--Did he change clothes from morning to afternoon?

--We believe Frank was tested for gun-powder residue at the scene, however this would not show up in testing if he went home and showered after the shooting.

--Was his clothing worn throughout the day captured on Ring video of his home or work cameras or by witnesses?

--We were told that if Frank was with Karen at the shooting it would be assisted/forced suicide, but if he then went home and showered and changed clothes and came back later (to pretend to find her), it would be murder.

(IT WOULD STILL BE MURDER IF SHE WAS PHYSICALLY FORCED TO PULL THE TRIGGER AND NOT ASSISTED SUICIDE THAT CARRIES A VERY LIGHT PENALTY)

What does the Ballistic Report indicate?

--Montgomery Forensic Lab told us that they did not perform the gun powder residue test on Frank because HPD did that at the scene.

--Would these results be included in the requested police or ballistics report?

What does the bullet trajectory indicate?

--The Autopsy states the bullet path was at an angle which we feel is inconsistent with a suicide by **gunshot through the heart by a right-handed person**.

--How did the trajectory of the bullet appear that Karen had been shot by someone other than herself? Or were her **right hand and arm twisted in an unnatural way** by another person who then forced her to pull the trigger?

--Were the car and car seat fully evaluated by the CSI agent for bullet hole, blood splatter, fingerprints, DNA etc. before being handed back over to Frank so soon? We believe that Frank had all of the damage/evidence to the car repaired/removed so that he could sell it. The detective told us that they had no choice but to give Frank all of Karen's possessions because they were technically still married. Why would someone still under investigation for her death and awaiting charges be given the car Karen died in as well as all her other belongings that contain evidence (phone, computers, files, personal property), just because they are technically still married?

(LETTING FRANK HAVE POSSESSION OF ALL POTENTIAL INCRIMINATING EVIDENCE WAS NOT LEGAL IN MY OPINION AS THE ENTIRE DEATH SCENE AREA SHOULD HAVE BEEN CORDONED OFF AND NOTHING GIVEN TO FRANK UNTIL HE WAS COMPLETELY CLEARED OF THE CRIME OR WAS SAFELY PUT BEHIND BARS.)

What does the blood splatter pattern indicate?

--Forensics says police handled blood splatter. Does the splatter pattern indicate a struggle or anything inconsistent with a non-coerced suicide?

--Did the CSI agent analyze this?

Why was there a shattered flowerpot with soil and a broken-up succulent plant of Karen's all over her front porch? --Does this indicate a struggle or argument or fleeing?

Whose blue latex gloves were left on the ground at the scene?

--George, her father, found the pair of used gloves on the ground next to where Karen's vehicle had been parked. When he asked about them, he was told that EMS had tossed them out. This seemed strange since there is a protocol for the disposal of examination gloves by the police and EMS that obviously was not followed, if indeed they did originate from either EMS or the police.

--We were told that EMS could lose their jobs for not following protocol and that they would never leave used gloves at the death scene.

--Considering that these gloves may not have been left by EMS, why weren't these gloves taken as evidence to be examined for fingerprints and gunpowder residue?

Why did Frank allegedly not allow a trained death row guard to assist in CPR? The neighbor who heard screams and rushed to the scene said he was not allowed by Frank to approach Karen to help give her aid. **The neighbor said he was very disturbed by Frank's actions and demeanor at the scene.**

Was Karen still alive from the gunshot wound when Frank allegedly broke out the driver's side window in her car and allegedly threw her in the dirt?

--Was there a chance she could have been saved if proper first aid had been rendered?

Did Walker County Crime Scene Investigator Kennille Phelps come out to the scene?

--Was the blood splatter, gloves, car window, bullet hole, fingerprints on car, apartment, computers, Ring video, letter, etc. analyzed and protected from outside disturbance or tampering by the CSI agent?

Why was Frank given access to all of Karen's apartment, personal belongings, cell phone, computers, and vehicle while under investigation?

--The entire "crime or death scene" should have been cordoned off and Frank and everyone else, including his (ALLEGED) attorney, kept away and not given sole access to her home, and other potential evidence so at this point it may be difficult to recreate anything that may have been erased from her cell phone, her computer or her files in her home.

--Frank had sole access to her apartment for around 3.5 weeks, refusing to allow any of us to enter, by claiming his name was one the lease, which it was not, and was behaving in a menacing and belligerent way toward our family. The lease was through Karen and George, as part of her two-year master plan to slowly and very carefully break free from Frank. (See Attachment 5) Frank spent 3.5 weeks taking everything he wanted from Karen's apartment and finally allowed us access to clean up/out everything else that he didn't want when he was done. We had only asked him for a few of Karen's many beloved succulent plants and a small wind chime off her front porch to be left for her son William, but instead Frank took them all and said we would have to come out to his ranch if we wanted any of her plants. Frank said he would hang the wind chime up at her grave, as well as build a steel and wood bench and order an engraved headstone for her. None of these things have happened, as he has yet to even visit Karen's grave. (His only expressed concern was finding the very expensive and large diamond wedding ring Karen never wore, which he said he did eventually find.)

(THERE ARE OTHER AREAS CONTAINING POSSIBLE EVIDENCE:

- A. KAREN'S AND/OR FRANK'S COMPUTER AT THE RANCH
- B. KAREN'S OFFICE COMPUTER AT PRESTIGE.
- C. FRANK'S OFFICE COMPUTER AT PRESTIGE.

THAT SHOULD BE THOROUGHLY DOWNLOADED AND EXAMINED FOR EVIDENCE)

FRANK'S COMPUTERS SHOULD BE 'GOOGLE' CHECKED TO SEE IF HE HAD BEEN LOOKING UP ANYTHING ASSOCIATED WITH

- A. THE PERFECT CRIME
- B. HOW TO MAKE MURDER LOOK LIKE SUICIDE
- C. HOW TO PSYCHOLOGICALLY BREAK A PERSON'S SPIRIT.
- D. THE EFFECTS OF HIDING CERTAIN MEDICATIONS

ANY AND ALL E-MAIL, TEXT OR OTHER COMMUNICATIONS WITH HIS INSIDE GANG OF 'FRIENDS' SUCH AS SAM MCCANN, AND THE FRIEND'S LIST ON HIS FACEBOOK OR OTHER SOCIAL MEDIA PAGES.)

## MOTIVE:

GREED, JEALOUSY, REVENGE, CONTROL... but mostly, GREED

The context of her death - leaving abusive marriage after 2 years of planning to do so with divorce close to being finalized, having begun dating and estranged husband learning of new relationship the week prior (and pulling gun out on new boyfriend), her text to a friend that husband was "actively planning to kill me" 4 days prior... two sizable life insurance policies payable to husband (though she was not a primary earner).

Was a complete Victimology conducted to ascertain motives, suspects and risk factors?

Who took out life insurance policies on Karen and why did she have so much/many as a non primary earner?

--Did Frank tell her to take them out "just in case" as a premeditated back-up plan if she ever tried to leave him?

--When did these life insurance policies get purchased? He would have had to take the policies out at least two years prior to get suicide coverage.

--Why is the Insurance Policy information the first information listed in the letter? This is a big red flag and an indication that this was the motive.

--Were Frank's ranch, office, and computers searched for any evidence in planning Karen's death?

--Was there a search history on Frank's computer about "insurance money and suicide"?

--We found an additional life insurance policy application at her apartment.

USAA told Karen's adult son, William, that Frank tried to cash out William's \$300,000 USAA policy.

--We filed a life insurance fraud claim with USAA. USAA investigated the allegation that Frank tried to trick them into sending him William's money after William refused to turn his policy proceeds over to Frank. USAA hinted that they had evidence of a recorded phone call or other evidence, but since William did receive his money, they were closing the case.

Have you gotten record of the extensive financial debts he needed to pay off?

--The ability to pay off a large sum of financial debts through both life insurance proceeds and money recaptured by not having to split the proceeds of land sales and other community property would be a very large motive to have Karen dead before the divorce was final. Community property would have been sold and proceeds split with the terms of the divorce. Not losing this large sum of money would be a big motive.

--According to our accountant—should I say her name? Is this Frank's accountant?, Frank's bookkeeping and money moving was very suspicious. (\*\*Did we find evidence of this with checks found at apartment, but if so, signed by karen?)

--Has the IRS done a forensic audit of the trailer factory and Frank's other intermingled businesses?

(CANDYCE DIXON , THE ACCOUNTANT THAT FRANK HAD BEEN USING CAN GIVE HER THOUGHTS ABOUT WHAT WAS GOING ON UNTIL FRANK FIRED HER AND HIRED ANOTHER ACCOUNTING FIRM)

(HURLENE SAVAGE OF WALKER COUNTY TITLE WOULD NEVER HAVE ASKED ME TO SIGN A DOCUMENT FABRICATED TO MAKE IT LOOK LIKE FRANK WAS BRIBING ME WITH \$100,000 TO NEVER GO AFTER HIM FOR ANY REASON AND WHY WAS THE CLOSING AT POLK COUNTY TITLE ON A WALKER COUNTY LAND TRADE? ANDREW BOYCE WAS TOTALLY HAPPY TO TEAR UP MY \$100,000 CHECK AND RE-WRITE THE CHECK TO FRANK AND SEND HIM MY MONEY AND FRANK'S ATTORNEY, JACOB PASCHAL FABRICATED A DOCUMENT THAT I BELIEVE TO BE FRAUDULENT IF HE KNEW WHAT HE WAS DOING AND THUS THERE WERE THREE MEN IN THE THEFT OF MY \$100,000 PLUS INTEREST WHICH MAKE IT 'ORGANIZED CRIME' FROM WHAT I HAVE READ ABOUT SUCH THEFTS. SO FAR THERE HAVE BEEN NO ARRESTS AND I STILL DON'T HAVE MY MONEY)

--In Karen's journals left at her apartment we found pages and pages of Karen praying to God to help them get out of all their financial debts, and that only a *miracle* could do it. *This financial stress would further confirm the motive of money.*

--Frank owed Karen's parents, George and Sue, \$150,000 for a "30-day" trailer factory loan from 2019.

--The letter discussed the many debts owed and unscrupulous business practices, *as well as illegal drug use* by Frank. *Have these been investigated?*

--If Karen lived and were divorced, she could easily testify in regard to any illegal actions by Frank in reference to moving money from his person, or to and from his various companies, and his illegal drug sales/use, prostitutes, etc. This is confirmed in her text exchange with Jenny in Feb 2021 where Karen states, "Yes! I have a lot of things I could use against him!"

Who will make sure there is any of Grace's share of the money left?

Frank has gone on a highly self-publicized spending spree since Karen's death on vacations, boat, vehicles, etc. By looking only at his distasteful spending that he's posted on social media since Karen's death, he may already be out of \$1Million+, of which Grace is supposed to receive part of this money. Who is making sure Grace's interests are protected if he is misusing funds intended for her future?

Did Karen have a will? Frank claims she did not, but that seems very unlikely for someone so organized with record keeping and who is supposedly planning suicide.

--Would it have been possible for Frank to destroy her will?

Frank did not love Karen. We were told that he targeted her to marry (while he was still married) to try to get money from our family, which *ultimately* did happen. *We had been told/warned of his bragging around town that he was going to marry Karen to get our money.* We know he has never been out to Karen's grave since the funeral, as we have

motion cameras up along the road. **We feel** he only pretends to miss her on social media. **We feel** he treated her very poorly through gaslighting, humiliating, shaming, controlling, cheating on her/hiring prostitutes, telling Grace that her mom is crazy and that she doesn't have to listen to her, etc.

Did Frank delay the divorce to give more time to plan Karen's murder/suicide?

--We were told that Frank really started trying to convince Karen to get back together with him during his trip to Mexico in late February/early March. Then he allegedly went behind her back and delayed the mid-March divorce to April 26. **(We were told that Karen had suggested Frank be the one to file for the divorce for his "ego." Unfortunately, this gave him the power to delay the divorce.)**

Did Frank's extreme anger and jealous rage that came from finding out Karen had been spending time with another male during their long separation/pending divorce push him into taking *action*? Frank's explosive anger over his claim that Karen is having "an affair" during their separation would be the extra motive to have her dead, as well as threaten to stalk and kill the other party involved, and his family members.

## **CHARACTER WITNESSES/TESTIMONIES:**

**Frank:**

FRANK'S CLAIMS MADE TO OUR FAMILY **that are outrageous** and don't make any sense:

*Karen couldn't live with herself because of shame for past and present events in her life. "Nothing I did made Kiki do what she did. It was 100% her inability to forgive herself for what she thought were unforgiveable sins."*

--We can't imagine that Karen had ever done anything so "shameful" that would cause her to take her own life and leave her children **and her bright future ahead**. She would never have left her kids. Karen was the most selfless, loving, kind, smart, beautiful, caring, funny amazing soul. Frank claims that Karen killed herself because she was so "ashamed" of having an "affair." Frank was enraged when he found out that she spent **quality platonic time with a male friend** towards the end of their **long marriage separation and pending divorce two years in the making**. Meanwhile, we have been told that Frank was cheating on her throughout their marriage and even made Karen expense his prostitutes at the office as part of her "role" as office manager/accountant. Karen texted her friend Jenny in February 2021 that Frank is going to Mexico for 6 days and she "hopes Frank falls in love with one of the hookers he has scheduled & decides to not come back." **We were told that Karen had been sleeping in Grace's bed for the past 1-2 years as she waited for their companies to improve enough financially that the divorce could happen. REMOVE? I think Jess told me that, but I can't remember...**

*Karen contracted and spread to Frank in a single encounter on the weekend prior to her death a genital herpes virus that she contracted from Jess Dubcak.*



--Jess says he and Karen were never intimate, as they were just starting their relationship and were being respectful of the final divorce date, nor does he have this virus.

Karen was bipolar and Frank just found out she hasn't taken her bipolar prescription in the past two years by suddenly finding and counting the pills left in a Rx bottle.

--Karen never told anyone in our family or her best friend Jenny Goerdel that she was bipolar. We all agree Karen was not bipolar. If she was bipolar and was medicated for this and stopped taking her medication for *two years*, we would have all noticed something was very wrong.

--We asked Frank for a photo of this alleged "bipolar prescription," but he didn't respond. *Why would she fill a prescription for two years that she wasn't taking?*

--*We feel this claim was part of his PR plan to create a false medical history to make a suicide seem more plausible.*

Karen was so excited to be reconciled with Frank, that when they were intimate over that last weekend (for the first time in 1-2 years), that Karen was "just like a schoolgirl/teenager."

--*We believe* that Karen was raped when she was a schoolgirl/teenager. We suspect she may have also been raped by Frank that last weekend as part of her torture and alleged "breaking" by Frank to extract details of her relationship with Jess.

Karen was going back to the ranch to live and was getting back together with Frank, and she was excited for the two of them to start a new life together.

--Was she really planning to reconcile with Frank and return to endure more years of abuse under his roof after working so hard for two years to *finally be days away from executing her long-term plan to divorce him?* Or was she just declaring that to try to appease him temporarily to avoid his homicidal rage and death threats that would potentially cost the lives of *herself and her family/loved ones?* Was she just trying to buy herself more time to plan an escape? *Was she forced to go into survival/self-preservation/protection mode?*

Karen texted Frank the day she died that she was admiring her new wedding ring and was so happy to renew their wedding vows and start their new life together.

--Karen was the most unmaterialistic person we knew. She did not wear her diamond wedding ring that we ever remember.

She had just been (prematurely) celebrating her divorce with her family on 3/20/21 that she worked so hard for and had mistakenly thought was final at the time. She would not *suddenly do a 180 degree turn ten days later and want to renew her vows with Frank and cancel her divorce two years in the making.* The only explanation we can think of, if this is proven to be true, would be that she may have insincerely declared this to Frank in a desperate attempt to buy time to save her own life and that of her loved ones by saying *exactly what she knew he would want to hear.*

Karen came close to killing herself 15 times since they were together.

--Frank texted this to George on 4/7/21, saying that they couldn't have saved her, only delayed it, as "she has come close 15 times since I have been with her."

--We have never heard of this before. Wouldn't he have contacted one of us about this if it were true and he wanted her to live? Do you have proof of any of these crises? We feel this claim was part of his PR plan to create a false medical history to make a suicide seem more plausible.

#### FRANK'S SELF-INCRIMINATING BEHAVIOR AND STATEMENTS:

- Were Franks' mannerisms, body language, and other non-verbal communication recorded and analyzed during his interrogation? At the death scene, during police interrogations, and out in the community, was Frank found to be acting suspiciously or inconsistent with someone who just lost his beloved spouse?
- George and his employees witnessed Frank transitioning from fake howling/crying to laughing/joking/celebrating with all his friends that he invited to the death scene. Did police take note of this strange behavior?
- At any time did Frank show signs of or receive diagnosis of any anti-social personalities such as sociopathic malignant narcissist disorder? (REMOVE?)
  
- In any interview or interrogation of Frank Robinson, were his semantics or phrases analyzed by a criminal linguistics expert? We find it extremely suspicious if not a **confession** of involvement that Frank used the phrase, "she shot herself **in the heart**" to announce her death to our family (during his 6:30pm phone call to George Russell.)
- Why did Frank immediately conclude that Karen shot herself at that time, versus the possibility of her being murdered by another person?
- How could anyone but the murderer or the person aiming the weapon know the exact bullet trajectory and impact location (heart)? This could not be known from the entry wound. This is something only someone witnessing the angle of the gun would know. Not to mention that other than the brain, the heart is the kill shot for an experienced hunter, like Frank Robinson.
- Accurately declaring the ultimate point of impact is a self-incriminating admission of guilt.

**Jenny Goerdel Carrara:** Karen's best friend from growing up--(gave testimony to detective)

Jenny sent us the screen shots of a text exchange with Karen she previously shared with HPD, in which Karen says in her 2/19/21 texts about Frank: he's repeatedly buying drugs at the office, she's letting him keep almost everything in divorce to get away quickly and without conflict, her main concern is about his emotional stability and drug and alcohol use when Grace is with him, he scheduled hookers on vacation in Mexico, she has a lot of things she can easily use against him, but hopes to expedite a peaceful parting and he will self-destruct on his own. "He can be volatile and keeping him calm is a concern for a lot of people involved." Karen's texts indicate there would be absolutely zero chance she would ever want to get back together with Frank, much less only five

weeks after writing this. This is an important character witness testimony *by Karen herself* in her final weeks in which she basically says Frank is volatile, emotionally unstable, unfaithful, a dangerous threat to many, drunk and on drugs/selling drugs, and irresponsible/unfit as a single parent to Grace. (See Attachment 6)

Jenny agrees Karen was not bipolar, as she has much experience with being around bipolar people.

**Alan Fails:** Karen's best friend/confidant/ex-coworker--(gave testimony to detective)

Frank tried to run Karen over with his mule while yelling and cussing at her in front of Grace because Karen got on to him for leaving out his **illegal drugs and drug paraphernalia** in the barn at the ranch where Grace could find it.

Grace found texts on Frank's iPad from one of the women he was having an affair with and showed Karen. *Karen had to tell the woman that Frank is married. (Is this right?)*

Original divorce date was set for March 15th-20th range. Karen was not happy that Frank pushed back the date (to late April), but she didn't want to fight with Frank.

*Karen had future plans that April to start new contract (book-keeping) work for her friend Donna's company in Conroe. (We feel this demonstrates both her long and short-term plans, which seem inconsistent with planning suicide. Karen started her own company and was very excited to have finally found an avenue to start making income outside of Prestige, as she planned to eventually stop doing contract work for Frank's businesses in the long term, as discussed in Jenny's texts.)*

Karen texted Alan the Friday prior to her death, "Frank is literally planning to kill me." She said she didn't know what to do, she didn't want to go back to the ranch, but she was scared. Frank wanted her to go back to the ranch, and she felt she had no choice.

*Is this date correct—that is what Anne wrote down in her notes from the meeting with Alan: Sun 3/28* Karen called Alan that morning and said this is what happened, I'm scared, Frank got me to go back to the ranch and I had no choice. Karen told Alan she and Jess had not been intimate.

That Sunday evening or Monday morning 3/29 Karen told Alan that she was planning to move her office out to a remote area. *(We feel that her plan/instinct/urge to flee and go into hiding shows a strong will to survive and self-preserve, not to self-destruct.)*

*We showed Alan the "suicide" letter and he could instantly tell that certain parts of the letter were not written by Karen, as we had also thought. Alan said that the "ride or die" phrase specifically, Karen would never say (which we agree with), but that he had heard Frank use that phrase a lot. Alan felt Frank also wrote the part about loving Frank, etc. Alan also said "Karen's" signature looked different. He was used to seeing her signature a lot at work.*

**Lisa Elliot:** Frank's sister--(Detective planned to get her testimony.)

Did Frank's sister, Lisa, get interviewed as planned by Detective Hammonds regarding her comments that Frank killed Karen?

George went to the Rusty Door shop in Dodge the second week of February and the assistant told him that she had recently spoken with Frank's sister, Lisa Elliott. Lisa told her that Frank was responsible for Karen's death, and of course covered up or destroyed any and all evidence.

Lisa also said that when Frank divorced his last of who knows how many wives (she acted like he had had more than one before Karen), he has always lined up a new victim, in the last case, Karen.

Lisa said that Frank is pure evil and that he certainly played a role in her death, aka "murder", but that we will never know how he did it.

Lisa also said that Frank had impregnated Karen to get a permanent hold over her. (Karen did not want to have any more children after William.)

Lisa said Frank was highly pissed-off that Karen had her tubes tied (after Grace).

George hears from most people he encounters around town that they know that Frank killed Karen, but now even his own sister is saying this. We are hoping Lisa was able to be interviewed by the detective for her testimony.

**Jess Dubcak:** Karen's co-worker/friend/possible love interest—(Gave testimony to detective).

Jess started work at Prestige in October 2020.

Frank announced to employees at some point (possibly November 2020?) that if anyone was sleeping with his wife that he would kill them both and throw them in a hole he dug with his tractor.

The week prior to her death, Frank discovered that Karen and Jess had been spending time together outside of work. Frank pulled out a gun to Jess at work to aggressively interrogate him about Karen.

Karen called Jess and told him to leave his house because Frank was on his way to his house with guns after finding out more details about their relationship. **Karen told Jess**

not to answer any of the calls or texts from her phone unless it said, "blue dress", as a way for Jess to know the messages were really from Karen instead of Frank. Jess received many calls and texts from Karen's devices, but none said "blue dress."

Saturday 3/27, 2021 between 3-4am: Frank called Jess and said, "I broke her. You can have the filthy whore." Jess heard Karen crying hard in background.

Jess Dubcak was slandered publicly over and over by Frank on Facebook immediately following Karen's death. Death threats were given by Frank to Jess and his minor son. Frank constantly harassed Jess through texts, calls, emails, public slander, and physical stalking. Frank and his entourage continuously stalked Jess, his Timberwilde home, and his elderly parents. Fearing for his life and for that of his son, Jess went into hiding for weeks, if not months, and eventually sold his longtime home.

Jess reported all incidents to the Sherriff's office (vs police due to living outside city limits.). Were any charges brought against Frank? Our understanding is that emailing death threats to a minor is a felony crime.

Sworn statements from both Jess Dubcak and Alan Fails, both past employees of Frank, who know what he's capable of and can also be character witnesses, should be included in the case. After our May 2021 meeting, the detective said he would contact both Jess and Alan for any additional statements regarding Frank. Has this happened? They can both provide you with information Karen told them about Frank that would be incriminating if they are brave enough to come forward. (REMOVE?)

Jess said Karen was looking forward to her new life after her divorce, and she had planned a divorce party for April 26. He said most of their time spent together was just talking and enjoying nature. They were waiting for her divorce to be final before moving forward with their relationship, and they had made future plans to go dig for crystals in Arkansas, as well as to visit Italy in the fall. Jess said when they saw an eagle together towards the end, Karen told him she thought it was a sign that everything would work out.

WHY does Anne say REMOVE:?

**William Walker:** Karen's adult son/Frank's step-son--(met with detective)

William confirmed to Detective Hammonds that Frank would sell drugs from the Prestige office.

Would Frank trying to cash out William's \$300,000 USAA insurance policy money be considered insurance fraud and attempted theft?

Would Frank denying William any of the proceeds from Karen's estate and land sales be considered probate fraud and theft?

Would Frank misrepresenting Karen's net worth be considered probate fraud and theft?

### PROBATE:

After Karen's death, William was presented with a letter from Frank's attorney to allow Frank to be the sole-executor of Karen's estate, versus requiring a third party to be the executor. William felt intimidated in the virtual/video court hearing with Frank, and he reluctantly agreed to let Frank be the sole executor. William had already been victimized by his mom's suspicious and untimely death, Frank's illegal attempt to cash out William's USAA life insurance policy, plus Frank stalking him by phone and making aggressive demands on him immediately following Karen's death. After what just happened to his mother, he felt too threatened and afraid to insist on a third-party executor. William was concerned that he would become Frank's next biggest target if he went against Frank's wishes for complete control of Karen's estate as sole executor. We feel William's decision to give Frank this power of sole executor ultimately left few checks and balances for Frank during the probate of Karen's estate.

Has it been verified that Karen did not have a will? We feel confident that Karen would have had a will as she was so meticulous in everything she did. Attorney Hans Barcus says that Karen died "intestate" which we find surprising and highly unlikely since she was a meticulous planner, and if she had actually planned her "murder" she would have written a will or at least made her desires known about the disposition of her Estate, in the so-called "suicide letter".

## ASSETTS:

### DESIGNATION OF HOMESTEAD/ AFFIDAVIT OF MARITAL STATUS:

Frank swore that he was a "Single Adult" in order to obtain full ownership of their 10.93 acre Homestead. Karen should have had ownership in their homestead "barndominium," but Frank testified that it was "the homestead of a single adult", as was signed and sworn to by Frank on October 28, 2019. (See Attachment 7)

--Would this be considered "fraud" by Frank in order to assume the asset?

--Why did Frank fraudulently sign an Affidavit of Homestead on 28 October, 2019 declaring that he was a *single* adult?

--Did Frank do this once he first found out a couple months earlier that Karen wanted to divorce him (as he referenced her desire to leave him in a 8/15/19 text to George), and was attempting to defraud Karen out of her half of her home that was appraised by the CAD at \$382,530?

--It is probable that any other assets other than what Frank inherited from his grandfather would have been community property. The legal status of the mortgages listed is unclear. It is likely that there is a mortgage on the barndominium homestead, in which case, since Frank declared himself to be "single," all of that debt should be his and his alone, and none should go against Karen's estate as her debt. Was Frank

including any of this potential homestead debt as Karen's debt on his *Inventory, Appraisal and List of Claims*?

Frank swore that 40.253 acres of the property was COMMUNITY PROPERTY, then acquired Karen's interest in the property on March 30, 2021. According to law, Grace would then own 25% and William would own 25%, unless a will could be found that might say otherwise.

#### SALE OF REAL ESTATE PROPERTY:

Documents obtained from the Walker County Courthouse associated with the sale of Karen and Frank's property state the following:

*"There were two different contracts that took place, one contract for tracts one and two with a sales price of \$1,017,500 with \$814,000 of that amount being financed and the second contract for the tracts three, four, five, and six for \$717,985 cash, as referenced in Exhibit D. SIGNED this 13th day of October, 2021"*

According to Walker County Courthouse records, Frank recently sold community properties for a total \$1,735,485, of which William should have received 25%, according to state law regarding intestate death without a will. Karen's estate should have been divided in accordance with State Law and William should have received perhaps as much as \$433,871 at the closing of the sale of Karen's 'Community Property'. William has never received a cent of this money. Two of the tracts of land (61.4 & 62.1), that must have sold since they are no longer listed as Frank's property in 2022, had Karen's name as co-owner. *Who will ensure William receives his rightful share of inheritance?*

Frank swore under oath on 13 September 2021 that William's share as stated in the appraisal was \$99,362, when in fact that William's share, based on what the property sold for should have been \$391,192 of which William never got a penny from Frank as ownership was not separated at closing and all of the money went to Frank except \$40K for Sue which she finally got and \$100K for me that was stolen in an "organized crime" conspiracy.

*(DAD-which number is correct \$433K or \$391K? Combine these two paragraphs?)*

Are these actions in violation of probate laws associated with people who die without wills? Are these actions and misrepresentations considered fraud? Does Frank have any checks and balances to probate Karen's estate? Why didn't the Probate Judge ensure that William got his legal and fair share at the sale of over \$1.7 million in real estate?

INVENTORY, APPRAISEMENT AND LIST OF CLAIMS in Karen's estate: (See Attachment 8)

Inventory & Appraisement:

**Community Property** \$198,725 (Real estate only)

**Separate Property**

furnishings \$2,000

cars \$35,424

cash \$15,318) \$52,742

**Total = \$251,467**

--Why are these assets so low and debts so high, and real estate values so low compared to the 3/31/20 personal Financial Statement of Mr. & Mrs. Frank J Robinson III that we found at Karen's apartment, which lists a total net worth of \$3,006,742.00? These exact same numbers are fully detailed in their 6/20/19 summary. (See Attachment 9)

**COMMUNITY PROPERTY:**

Why is only a portion of their real estate portfolio considered community property after almost 13 years of marriage? No other assets would be considered community property? What about the other assets listed on their joint financial statement: personal bank accounts (\$18,500), securities (\$8,200), private stock (\$500,000), personal real estate (\$3,118,000), ranch equipment (\$195,000), personal vehicles (\$65,000), jewelry (\$20,000), household items (\$60,000)? Is Karen not part owner of their companies' \$500,000 stock? Wouldn't Karen also have part ownership in the various Prestige companies? Is none of the \$20,000 in jewelry including a large diamond wedding ring not Karen's? Why does Karen own only \$2,000 out of the \$60,000 in household furnishings? Why does Karen only own one vehicle instead of half of all the other vehicles and ranch equipment totaling \$260,000? What about Karen's half of the \$8200 securities and \$18,500 bank accounts? Why aren't Karen's car listed under vehicles on their joint financial statement? Why aren't Karen's multiple life insurance policies listed along with Frank's under securities on this statement? Why isn't Frank's \$150,000/\$140,000 personal loan from the Russells on this statement? Why does Karen only own \$198,725 of their \$3,118,000 personal real estate listed on this statement, yet owes \$695,833 of the \$947,958 in mortgages listed?

It is strange that Karen personally owed \$695,833 in "Mortgages" on the list of claims/debt? On what properties? How does this number compare to the \$947,958 total personal real estate notes and the \$3,118,000 real estate assets listed for the two of them on their personal financial statement dated exactly one year before her death? Why is Frank only including 5 of the 10 properties listed on the 2021 CAD list as community property on the probate inventory form? Why did he give such low appraisals to make her half only worth \$198,725 total compared to the \$3.118 million total? Were any of these properties included in the recent \$1.7+ million property sale?

If Karen's assets were only \$251,467 and she owed \$695,833 in mortgages, \$20,000 in taxes, \$20,066 in credit card debt, plus being penalized after death for Frank's remaining *personal* debt to her parents of \$140,000 (that she begged her dad not to loan him), then she would have been in DEBT \$624,432 when she died. How is this



possible with a self-reported combined net worth of over 3 million dollars exactly one year prior?

Did Frank come up with the information listed in the *Inventory, Appraisal and List of Claims* document used in Karen's probate? This document seems fraudulent, as the true market value of what Frank sold these properties for was significantly higher than their estimated value given in the probate inventory appraisal. All of the properties listed here are claimed to be worth a total of only \$397,450, of which Karen's half is \$198,725. Which of these properties listed were included in the multi-tract sale totaling \$1,735,485?

Only five of the ten property tracts owned in 2021 were listed on this inventory form. Why were the following land tracts left off Karen's Inventory form since they were part of their 2021 property taxes: Tracts 49, 49.6, 49.61, 49.05, 49.15

It appears Frank recently sold the following tracts as they are no longer listed in his property for 2022: 62.1, 61.4, 61.9, 49.6, 49.15

??Since her share of Community Property (and there was significantly more not listed such as the assets of PRESTIGE and associated "shell companies" or other enterprises) was actually \$782,384 from the sale of some of the real estate, then she would NOT have died in debt. *DAD--Where is this number from?*

The value in the Inventory, Appraisal, and List of Claims was fraudulently rendered at only a fraction of the actual value in that Frank had already contracted to sell a lot of the community property at very high prices. Frank texted George on 12/27/20 in reference to their divorce, "When we close on sale of property she will get a substantial check along with the one for you and Sue."

#### SEPARATE PROPERTY:

Household Furnishings: How does Karen only have \$2,000 worth of household furnishings after almost 13 years of marriage? This figure is equivalent to one king mattress! How does this compare to the net worth claim of \$80,000 in Jewelry and Household items listed in Other Assets on their personal financial statement from 3/31/20?

Motor Vehicles: Why is only one vehicle listed when they own several vehicles? They owned a bulldozer, man lifts, tractors, hay bailers, mowers, Jeep Rubicon, trucks, trailers, four wheeler, mules, etc.. listed at a combined \$260,000.

Cash in Banks: The total cash in banks only adds to \$15,318?

#### DEBT:

Mortgages: Why does Karen owe \$695,832 in mortgages, especially if Frank claims to be single on their homestead?

### Personal Loan Guarantee:

Check 11244 dated 2/13/2019 for \$100,000 personal loan at 5% interest was made out to Frank Robinson III by George Russell. Check 7736 dated 1/17/2019 for \$50,000 loan by Sue Russell. Karen begged her father George not to loan Frank money, as she knew better. These should not be counted as Karen's personal debt as her name is nowhere on the loan and she was 100% against these loan transactions. (See Attachment 10).

Karen never personally owed any of the \$150K plus interest that was loaned to Frank personally, but it appears that he is attempting to make his personal debt hers alone after her death. Karen sold her favorite car in November 2019 to pay \$10,000 to Sue to try to pay back part of Frank's loan in good faith. This took the balance to \$40,000 (not including any of the 12 percent interest Frank owed and agreed to but never paid any.) (See Attachment 11)

--Why are these financial accounts and discrepancies in reporting important? Trust that her family is not broaching these issues for any other purpose than to illuminate and expose suspected motive, (dishonest) character, and potential crimes or fraud/continued fraud by Frank Robinson.

## George & Sue Russell: (Karen's parents)

### GEORGE RUSSELL'S STATEMENT ABOUT KAREN'S DEATH:

Karen was truly excited and happy about her new life with \$20,000 worth of new dental work, a great job offer by a friend in Conroe, no longer being married to Frank and living under his abuse and tyranny and preparing to move into her grandparent's lovely home at 1620 Woodland Lane. Her future plans included developing her own business under KARLICO, and in Karen Lee Company, doing archaeological work with (KRISTI) and me, going back to Italy without Frank and being able to spend quality time with Grace without Frank's interference.

When I told Karen that "I had her back" and would make sure she was taken care of, she said, "Dad, I got this. I want to prove to you that I have planned my future to be totally independent. I appreciate all you have done to take care of me through the years and do know that in an emergency you will always be there for me. I love you very much.

Karen was so happy at Church on March 20, 2021, and she was celebrating her divorce (that she seemed to think was just finalized). She also seemed happy on the day of her death when I called her that morning to check on her. I suspected nothing was wrong. She said that she and Frank would have lunch together, which I considered to be a positive sign that she would be able to raise Grace in peace and harmony even after divorcing.

On the afternoon of Karen's death, I was working on our paleo-archaeological site in San Jacinto County. I was called by Frank at around 6:30 pm on March 30, 2021: "DIL,

get your ass up to your daughter's house. She shot herself in the heart and she is dead", and then he hung up. No emotion, no tears, just a gruff demanding voice. There was no stress in his voice, no crying or sounds of anguish just matter of fact gruffness and orders like he had used with Karen with over the years. He had a history of grabbing me and almost cracking my ribs until Karen told him in no uncertain terms to stop his abuse of me. (Frank referred to George as DIL = Dad/daddy in law)

At the scene, attorney Brian Cantrell seemed to be in charge of the situation and came out and demanded that I "get along with Frank" and that "Karen wanted us to be Frank's friend", which was a bald-faced lie. Karen had told me to NEVER TALK TO FRANK, NEVER ANSWER HIS PHONE CALLS and HAVE NOTHING TO DO WITH HIM, at around the time she believed that she was divorced from the monster (REMOVE?). When my assistants and I got to the scene, Frank Robinson III was in a celebratory mood, glad handing his buddies that had been called up at the death scene, seemingly in a show of force.

At the death scene, her estranged "husband", Frank Robinson, although allegedly just driving his minor daughter to the scene, seemed under the influence of drugs and alcohol, and we repeatedly asked that he be drug tested, as well as tested for other evidence that would no doubt be on his clothes and hands.

I believe he wanted Karen dead and abused her terribly between March 20, 2021, when she came to church to celebrate her divorce, and when she was killed 10 days later.

My assistant, Kristi Zeltner, was with me at the death scene and we both witnessed Frank giving me angry stares and initially blaming me for her death. Since he had threatened to kill me in the past, from that day on I was told to drive a vehicle that he didn't recognize. Kristi asked the police to keep him away from me as he was in a crazed frame of mind, and not from grief, as he was laughing? and celebrating her death with his buddies at the scene.

The police gave Frank Robinson access to Karen's home that the family had rented to her to be able to get her physically away from him. We own the home and he was NOT on the lease. However, we were strongly warned against entering our (her) home by Frank? until Frank had had a chance to rifle through all of her possessions, including her computers and files.

The report from the next-door neighbor said he was trained in CPR and first aid and was about to check her vital signs when Frank ordered him to stand back and NOT TO TOUCH HER. Frank then allegedly handed the man his cell phone and ordered him to talk to 911. (The neighbor also indicated that a hole in the window of the car looked like a bullet hole, but I guess that any associated evidence was given to Frank by the police.)

Behind the scenes, Frank made sure the divorce had not been totally finalized and thus was still technically married to her, which gave him a window of opportunity to either hire a hit man to kill her, coerce her to suicide, shoot her himself, or force her arm and

hand into an impossible position to pull the trigger to make her death look like a suicide.

The autopsy report points to homicide but says "suicide" which is totally wrong based on the evidence in the autopsy that reports that the trajectory of the bullet was the opposite of what it would have been if she had killed herself, using her right hand. What is revealed in the autopsy was that she had suffered from 13-14 blunt force trauma wounds on her body and she was totally free of any drugs at all.

Then her "husband", Frank Robinson III, who we feel had been planning her death ever since she expressed that she wanted a divorce, worked to make sure that he got the money from three life large insurance policies. We were told but do not know for sure that the one on their young daughter was for \$300K, one for him for, we are told, \$300K and then began harassing her son from a previous marriage (now a student at The University of Houston) to turn his \$300K insurance money over to Frank. WRONG-- CHANGE THIS

He also had issued death threats against Karen's friend Jess and his minor son, so they had to go into hiding.

We believe that Frank Robinson murdered Karen Lee Russell Robinson for not only the insurance proceeds but her personal property and her half of the "community property" that we believe will be worth over \$2 million dollars.

We are anxious to find out when the life insurance policies were placed in effect, which must have been at least for the two years since she decided to divorce the "monster", or chances are USAA and the other companies wouldn't have paid for an ALLEGED SUICIDE.

We don't know if she purchased the policies on her own or under duress.

We don't know if Frank had life insurance that would have gone to Karen, William, Grace or others. (form found at apartment lists \$900K life insurance for frank.)

We do believe that this MURDER, MADE TO LOOK LIKE SUICIDE, warrants a serious investigation by USAA because we believe that murder in order to collect life insurance proceeds, constitutes INSURANCE FRAUD.

The cops also released to him the death car, her computer, cell phone, personal papers and any and all evidence that might have implicated him in her death. He kept sole position of her house for 3.5 weeks following her death.

There were blue latex examination gloves left in the dirt, but the cops did not test them. I was told that they had been discarded by EMS, which is certainly not protocol. When I returned to the scene a couple of weeks later, they were gone.

~George H. Russell

### ELDER ABUSE/NON-PAYMENT OF LOAN:

George (HAD) filed an elder abuse complaint for \$100,000 extortion to (ADULT PROTECTIVE SERVICES DUE TO EVIDENCE OF THEFT OF THE \$100,000 THAT WAS NEVER REPAID). George had a booklet made to account for this claim—he can bring you a copy or email it. Aron Kulhavy told George in early June that he gave this information George provided to HPD and they assured Aron that it would be passed along to the investigator on the case. **We have yet to hear any updates from police or caseworkers.**

### GEORGE RUSSELL'S STATEMENT ABOUT ELDER ABUSE:

After selling some of his real estate property discussed earlier, Frank (PRETENDED) to repay the 2019 \$100,000 loan to me with no interest on 10/27/21, but with an extensive release of liability clause (IN ORDER TO MAKE IT APPEAR THAT THE \$100,000 WAS FRANK'S AND NOT MINE AND THAT THE \$100,000 WAS BASICALLY A BRIBE USING HIS MONEY TO FORCE ME TO RELEASE HIM FROM ANY LIABILITY IN REGARD TO KAREN'S DEATH, BEING DEFRAUDED OUT OF A MILLION DOLLARS OR ANY OTHER CRIME HE MAY HAVE COMMITTED IN THE PAST, PRESENT OR FUTURE. THE FRAUDULENT RELEASE ALSO RELEASED ALL OF MY FAMILY AND EMPLOYEES OF ANY RIGHTS TO "GO AFTER HIM").

I provided the Elder Abuse case worker Ashley Weaver with a packet of documentation proving the theft. She said she would turn the evidence over to local law enforcement, (BUT SINCE FRANK APPEARED TO BE PROTECTED BY LOCAL LAW ENFORCEMENT I ASKED THAT THE EVIDENCE BE TURNED OVER TO THE TEXAS RANGERS OR FBI BUT THE CASE WORKER AND HER SUPERVISOR REFUSED TO DO SO FOR MY PROTECTION SINCE FRANK SEEMED TO KNOW EVERYTHING THAT HAD BEEN GOING INSIDE HPD. I FELT SAFER TURNING THE EVIDENCE PACKET OVER TO THE CITY MANAGER FOR HIM TO PRESENT TO HPD WHICH IS WHAT HE DID WHICH I FELT WOULD ADD AN EXTRA LAYER OF SECURITY SINCE I BELIEVE THAT FRANK IS SO DANGEROUS TO MY HEALTH AND WELFARE.)

He had cheated my wife and me out of all of our liquid SAVINGS OF SEVERAL HUNDRED THOUSAND dollars and then conned me into going into debt \$300K by misrepresenting his business. **(THIS MORE SERIOUS FRAUD IS MORE COMPLEX THAN THE BLATANT FULLY DOCUMENTED THEFT OF THE \$100,000 IN CASH BUT HOPE THAT ONCE FRANK IS CONVICTED OF THIS FULLY DOCUMENTED THEFT, THE MORE COMPLEX INVESTIGATION CAN BE CONDUCTED.)**

He had agreed to pay me back \$100K of the million he had defrauded us out of, but a gang of three accomplices stole our \$100K, the chief thief being the Manager of Polk County title in Livingston who tore up (this is in writing from him) **the \$100K check made out to George Russell** and re-wrote it to Frank Robinson. **The "organized crime" conspiracy between Frank and two accomplices is fully documented and the entire packet was made available to the HPD detective. Frank, Andrew Bryce, and Frank's**

ACTUAL ATTORNEY, JACOB PASCHAL, who fabricated the bogus document attempting to USE my \$100,000 AS THOUGH IT ACTUALLY HAD BELONGED TO FRANK ALL ALONG, then use it to purchase a “get out of jail” card from me using my own money.

Frank has proven himself to our family to be a pathological liar, so his testimony should not be taken as fact. REMOVE?

~George H. Russell, a senior citizen born in 1945

## Grace:

Frank will not let us see Grace without him or one of his employees present/in charge. We try to text Grace and Frank responds. Grace's extended family and close cousins were unable to see Grace while in town over Thanksgiving because Frank wouldn't allow us to be left alone with her, and our family didn't feel comfortable hanging out with Frank. We are concerned he is spending all of Grace's insurance money on campers, boats, rvs, trips, drugs, prostitutes, etc, and she soon won't have anything left. Who is the executor of the will to ensure Grace gets her money back if it is all spent? With their land sale, William and Grace should have both gotten money, but William has received nothing. Even if William were to receive his portion, Frank's land estimation is far less than market value.

Why would Frank not seek grief counseling for Grace after Karen's death unless the claims that she doesn't need it are to protect himself from being exposed? How can Frank claim not long after Karen's death that Grace is happier than ever? (Should these be added to list of Frank's outrageous claims under Frank?)

Frank texted George on 4/4/21 the day of Karen's funeral, "I will be bringing Grace to visit her momma regularly so that she never forgets how much KiKi loved her." Frank has never brought Grace to visit her mom since the funeral, according to our cameras.

Was Grace ever interviewed by police immediately following Karen's death? If not, would this even be helpful at this point after 16 months of expected prolonged coaching and brainwashing? (REMOVE?)

We also know that Alan Fails gave a statement to the detective that Frank tried to run Karen over in front of Grace on a mule at the ranch because she asked him not to leave his marijuana around in the barn for Grace to find. Karen also complained to us about his irresponsible drug use and it being left around for Grace to find. There are also reports of him drinking a lot at Humphreys then driving Grace. Karen complained to Jenny and William about Frank's buying and selling drugs at his office. Has HPD done a drug raid on his home or office? He seemed under the influence of drugs and alcohol at the death scene after allegedly just driving Grace there, although police would not test

him. Why was Frank not tested for drugs and alcohol at the repeated request of our family at the death scene, after just driving Grace to Karen's apartment. Wouldn't this be a felony crime to drive a minor under the influence of drugs/alcohol? We were told Karen was concerned of who all Frank would bring around the house without Karen there, and what might happen to Grace by the other men if Frank was drunk/passed out. Frank also has emailed our family after Karen's death in which he says he was showering Grace, which seems very inappropriate and unnecessary for a man to shower a 10 year old girl. Around the time of Karen's burial Frank was charging \$100 to men to get a hug from Grace, who doesn't even like hugging close family members. Jenny provided police with Karen's February text that her "main concern at this point is his emotional stability & drug and alcohol use when Grace is with him." We know law enforcement officers are court mandated reporters required to report to CPS, and that HPD has interviewed many others and must know more information than anyone in regards to Frank's parenting. Has anyone in law enforcement called CPS, or do police feel like all the testimonies they've received don't justify a call?

#### ATTACHMENTS BELOW:

1. Document signed by Frank 3/30/21 found at Karen's apartment
2. Karen signature samples with rounded "a"
3. Frank's Facebook post with "ride or die"
4. Family photo showing size difference
5. Karen's lease under Karen's name only
6. Karen's 2/21/21 text exchange with Jenny
7. Frank's Homestead Affidavit that he is a single adult
8. Inventory, Appraisement and List of Claims for probate
9. 3/31/20 joint Personal Financial Statement claiming \$3,006,742 net worth
10. George's personal loan to Frank: \$100,000 check
11. Sue's personal loan to Trailer Factory: \$50,000

**ATTACHMENT 1:**

**CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT**

**NOTICE: THIS DOCUMENT WAIVES THE CLAIMANT'S LIEN, STOP PAYMENT NOTICE, AND PAYMENT BOND RIGHTS EFFECTIVE ON RECEIPT OF PAYMENT. A PERSON SHOULD NOT RELY ON THIS DOCUMENT UNLESS SATISFIED THAT THE CLAIMANT HAS RECEIVED PAYMENT.**

**Identifying Information**

Name of Claimant: Prestige Construction & Development, LLC  
Name of Customer: Katerra Construction LLC  
Job Location: Lifebridge Seniors 11725 NE 118th Street, Kirkland WA 98034  
Owner: Lifebridge Kirkland Owner, LLC  
Through Date: 03/25/2021

**Conditional Waiver and Release**

This document waives and releases lien, stop payment notice, and payment bond rights the claimant has for labor and service provided, and equipment and material delivered, to the customer on this job through the Through Date of this document. Rights based upon labor or service provided, or equipment or material delivered, pursuant to a written change order that has been fully executed by the parties prior to the date that this document is signed by the claimant, are waived and released by this document, unless listed as an Exception below. This document is effective only on the claimant's receipt of payment from the financial institution on which the following check is drawn:

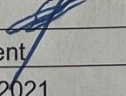
Maker of Check: Katerra Construction, LLC  
Amount of Check: \$ 106,028.88  
Check Payable To: Prestige Construction & Development, LLC

**Exceptions**

This document does not affect any of the following:

- (1) Retentions.
- (2) Extras for which the claimant has not received payment.
- (3) The following progress payments for which the claimant has previously given a conditional waiver and release but has not received payment:  
Date(s) of waiver and release: 02/25/2021  
Amount(s) of unpaid progress payment(s): \$ 299,874.74
- (4) Contract rights, including (A) a right based on rescission, abandonment, or breach of contract, and (B) the right to recover compensation for work not compensated by the payment.

**Signature**

Claimant's Signature:   
Claimant's Title: President  
Date of Signature: 3/30/2021



**ATTACHMENT 2:**

I, I love Y  
 nted to b  
 on earth.  
 nding. M  
 nd bless th  
 'm so sorr  
 ven now

11 Is any employee, dependent, or COBRA participant pregnant?    
 \*List pregnancies individually on grid below.

For any "YES" answers provided in the above section, list the details in the grid below. Use additional paper if needed.

Question #	Age	Condition/Disorder	Type of Treatment	Begin Date	End Date

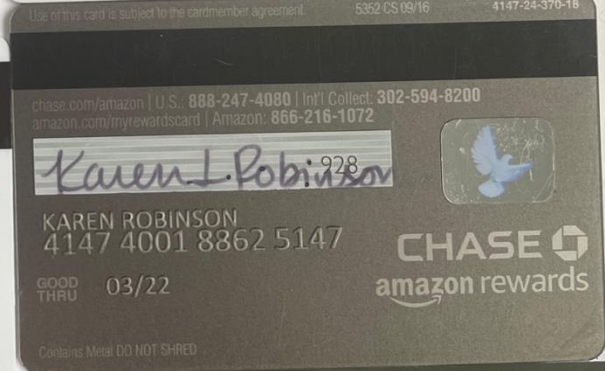
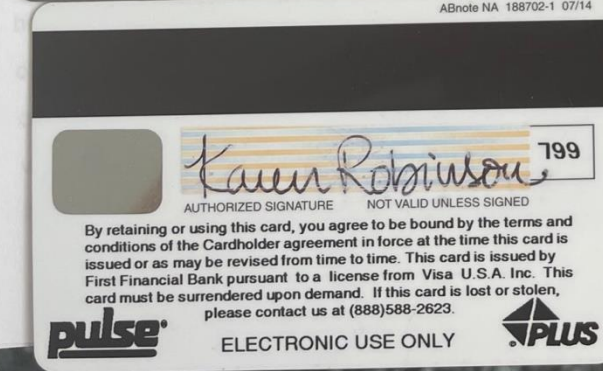
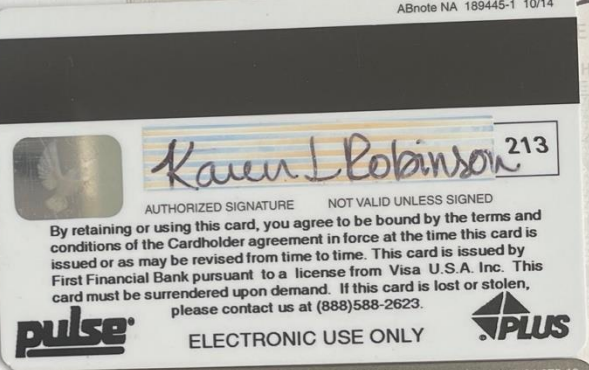
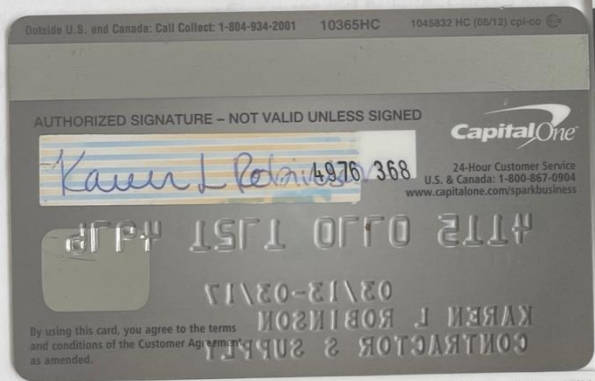
I attest that I have read the requests for information contained herein completely, understood each request and considered all relevant materials and documents, in and personnel files, to assist in the accurate completion of the Medical Fact Finder ("MFF"). Prior to signing below, I reviewed the information contained herein for accuracy and completeness. I understand that the information provided below, I hereby verify and affirm that all information requested has been provided to Paychex Business Solutions, LLC ("PBS"), is contained within this MFF represented. I understand PBS is relying on all information provided by us to determine the availability of various products and services as well as to establish rates. I understand failing to meet the Eligibility Requirements or failing to provide accurate and complete information and/or making material misrepresentations to PBS, at cause or fault, may result in rates for certain products and services being adjusted. I understand that Company should not cancel any benefit insurance policies currently in effect.

*Karen Robinson*  
 AUTHORIZED COMPANY SIGNATURE  
 Karen Robinson  
 PRINT NAME

ENDORSE HERE  
 X *Karen L Robinson*  
 25002032811  
*Deposit Only*  
 CHECK BOX FOR MOBILE/REMOTE DEPOSIT

*♥ Karen*

ENDORSE HERE  
 X *Karen L Robinson*  
 25002032811



**ATTACHMENT 3:**



**Frank Robinson III**

May 7, 2021 · 🧑🏿

Me and my ride or die life partner. Would not trade her for anyone in the world. ❤️❤️❤️



ATTACHMENT 4:



ATTACHMENT 5:

**RUSSELLVILLE LEASE AGREEMENT**

Rented Address: 1418 21st Street, Huntsville, TX 77340 Key: \_\_\_\_\_

BASE Monthly Rent For Said Property: \$ 900.00

Deposit Equal to One Month's Rent Paid \$900.00 Date: \_\_\_\_\_

Pet deposit of \$N/A paid on N/A  
Pet(s) covered by deposit: N/A

Landlord: George H. Russell  
Property Managers: Kristi Zeltner, Marilyn Phillips, Sue Ann Delk  
Call 295-5767 to report any problems.

IN EXTREME EMERGENCIES such as fire, assault, flooding, or immediate danger to life or property, call Kristi Zeltner at 577-9191, or call George Russell at 581-4302 after calling the appropriate authorities. Non-emergency calls to 577-9191 or 581-4302 will result in a \$25.00 penalty.

Responsible Tenant: Karen Lee Robinson / Infinite Business Solutions

SSN# 452-59-8320 DOB 4/25/1980 TDL# 14391134

Home Phone # \_\_\_\_\_  
Cell Phone # 407-463-7000  
Work Phone # \_\_\_\_\_

Emergency contact: Frank Robinson Phone # 407-947-8754

OCCUPANCY Effective: 7/21/20

Occupancy ends at 5:00 p.m. on the last day of MAY AUG **DEC** in the year 2020

Renewed through MAY AUG DEC, in the year 20\_\_\_\_ Initials \_\_\_\_\_

PREMISES IS LIMITED TO 2 OCCUPANTS AT ABOVE RENTAL AMOUNT.

NAMES OF ROOMMATES AND/OR FAMILY MEMBERS:  
1. Grace Robinson, Daughter 4. \_\_\_\_\_  
2. \_\_\_\_\_ 5. \_\_\_\_\_  
3. \_\_\_\_\_ 6. \_\_\_\_\_

Additional Persons shall be \$ \_\_\_\_\_ each.

Additional Monthly Charges: \$ \_\_\_\_\_ for \_\_\_\_\_

Rent is to be delivered to 1401 19th Street, Huntsville, Texas either in person or by mail. DO NOT SEND CASH THROUGH THE MAIL. If you pay in cash ALWAYS GET A RECEIPT for your payment. We DO NOT have change so always bring the correct amount.

I CERTIFY THAT I HAVE READ THE 21 PAGE LEASE DOCUMENT IN ITS ENTIRETY AND THAT I FULLY UNDERSTAND THE PROVISIONS THEREIN AND AGREE TO ABIDE BY THE SAME.

Rev. 06/15/2010 Page 1 of 21

## RUSSELLVILLE LEASE AGREEMENT

I have inspected the property and confirm that it contains the following appliances:

Refrigerator \*located next door -  
to be moved to 1418     Stove     Ceiling fans  
 Space Heater     Window A/C     Dishwasher  
 Other (describe) \_\_\_\_\_

UTILITIES SHALL BE PAID BY THE TENANT EXCEPT THE FOLLOWING:

City Water / Sewage / Trash -?

SPECIAL PROVISIONS

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Karen J. Robinson 7/21/20    Jenny Zeltner 7-20-20  
RESPONSIBLE TENANT    date    LANDLORD OR AGENT    date

### THIS IS A BINDING LEGAL DOCUMENT

REMEMBER RENT IS DUE AND PAYABLE IN ADVANCE BY THE FIRST DAY OF EACH MONTH AND IS SUBJECT TO A LATE CHARGE IF NOT PAID IN FULL BY 5:00 P.M. ON THE 5TH DAY OF THE MONTH.

Policies and guidelines may be changed or added to from time to time without prior notice. Landlord may, in his absolute discretion, determine necessary and appropriate changes. Landlord shall endeavor to notify tenants of any changes as quickly as possible but in any event violations of the guidelines shall constitute a breach of the lease.

7:51



KR

Karen Russell Robinson >

Fri, Feb 19, 4:23 PM



Just saw your text. How are you doing?? Are you okay?? Sending you a very big hug!!!

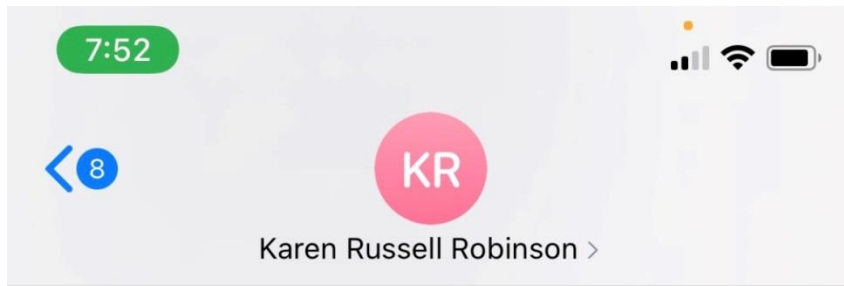
I'm ok - I've been through the worst of it to get to this point (at least I hope & pray it keeps getting much better from here 🙏🙏🙏). I just know there's more to life than constantly being on edge, cleaning up chaos & messes, and never knowing what to expect from the person I'm supposed to be able to trust the most

One small example: You shouldn't have to repeatedly tell your spouse he can't buy drugs at your office. show



iMessage



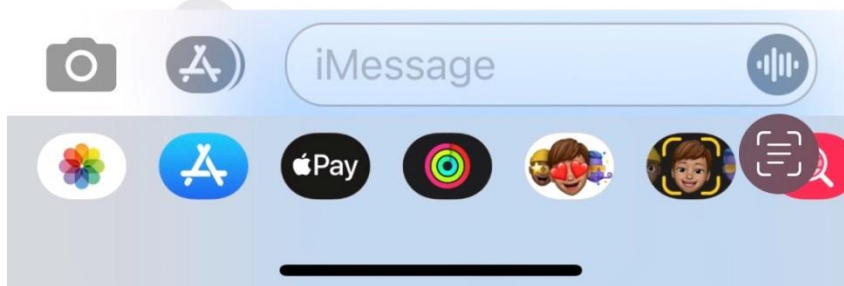


One small example: You shouldn't have to repeatedly tell your spouse he can't buy drugs at your office, show off his score to employees (at a construction & manufacturing business where safety is essential), & then be treated like an idiot because you have a problem with it. Just saying 🍷

💖  
This was absolutely the best decision for you. Your quality of life is paramount and that is NOT OKAY.

Thank you ❤️❤️❤️

It will get easier and feel so freeing, empowering and liberating.



7:52



Karen Russell Robinson >



You deserve to be anxious-free and happy. Living in fear and anxiety will lead to an early death and William and Grace need you. Trina is right—your entire life is ahead. This will be a beautiful new chapter! I cannot think of a more important component of a relationship than trust. It's the glue and without, I cannot imagine how anything else works.

Yes 🙏💖. I told him to keep just about everything we have so I can get away quickly & without conflict. It's not fair, but I don't need fair - I just need peace of mind & freedom from constant worry & sadness.



iMessage





7:53



KR

Karen Russell Robinson >

My main concern at this point is his emotional stability & drug & alcohol use when Grace is with him. We are doing 50/50, but I will have her a lot more than that b/c he travels for work & pleasure. He will leave for vacation in Mexico next weekend & be gone for 6 days. I'm hoping he falls in love with one of the hookers he has scheduled & decides to not come back 😂😂😂

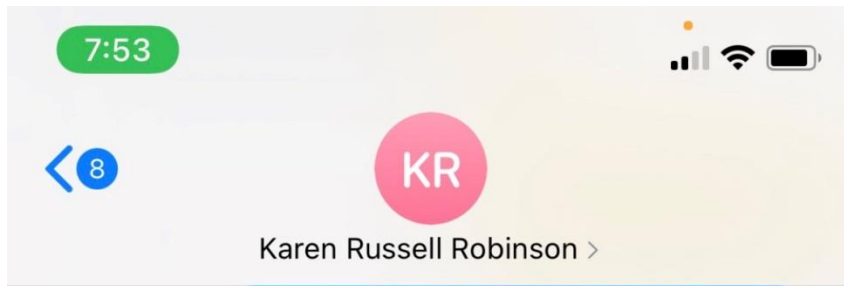


Do you trust him to do 50/50? Are you able to have that conversation with him? I assume you could make a case against his access if you have proof of his



iMessage



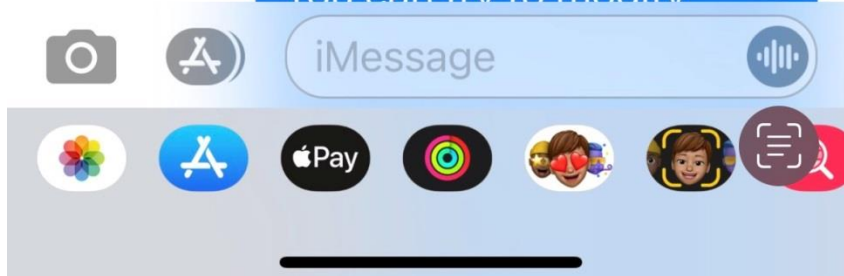


Do you trust him to do 50/50? Are you able to have that conversation with him? I assume you could make a case against his access if you have proof of his substance use. Realize that makes it far more complicated. But at least you can dangle over his head.

Yes, I have a lot of things I could easily use against him! My gut has been telling me to expedite the peaceful parting & he will self-destruct on his own. He can be a little volatile & keeping him calm is a concern for a lot of people involved.

I get that.

You can try to modify



7:53



KR

Karen Russell Robinson >

I get that.

You can try to modify visitation after you and Grace are safely removed.

IF that seems to be necessary

But he may not want the responsibility

Have you moved out? Where are you guys going?

Yes, will modify if necessary! I'd like to be as encouraging & supportive (from a distance) as possible for him to stay stable & responsible - especially when he has G, and I'd like him to be happy & successful for both of their benefits. He will leave her with me plenty during his scheduled time with her



iMessage



7:53



KR

Karen Russell Robinson >

& successful for both of their benefits. He will leave her with me plenty during his scheduled time with her & she would rather be with me anyway.

I have moved out. I stayed at the farm a couple nights this week b/c he had water & I didn't + I didn't want to be frozen & stranded away from Grace when she was with him. I'm still doing contract work for the businesses, but I don't think that will work out long-term. I am too emotionally invested in them, and I have a hard time with some of the choices he makes.

I live in the avenues - renting from my dad. It's big enough that I have my office set up here on half the place



iMessage



ATTACHMENT 7:

Walker County Title Co.  
1224 University Ave.  
Huntsville, Texas 77340

GF# 2019 08 0996

*Karen estate*

DESIGNATION OF HOMESTEAD  
AND  
AFFIDAVIT OF NONHOMESTEAD

RECORDATION REQUESTED BY:  
First Financial Bank, N.A.  
Huntsville Main Office  
33 State Highway 75 North  
Huntsville, TX 77320-3863

WHEN RECORDED MAIL TO:  
First Financial Bank, N.A.  
Credit Department  
P. O. Box 2569  
Ablene, TX 79604-2569

SEND TAX NOTICES TO:  
Frank J. Robinson, III  
312 JENKINS RD  
HUNTSVILLE, TX 77320-1446

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



#####1145%10282019#####

STATE OF TEXAS }  
COUNTY OF Walker }

DATE: October 28, 2019

AFFIANT: Frank J. Robinson, III  
AFFIANT'S HOMESTEAD PROPERTY:

See Exhibit "A" attached hereto and made a part hereof.

HOMESTEAD STATUS: Affiant's Homestead Property is the homestead of a single adult.

HOMESTEAD NUMBER OF ACRES: 10.93 acres

HOMESTEAD CURRENT RECORD TITLE HOLDER: Frank J. Robinson, III

AFFIANT'S NONHOMESTEAD PROPERTY: The following described real property located in WALKER County, State of Texas:

Being 32.380 acres of land out of a called 122.0 acre tract according to the recorded deed thereof in Volume 41, Page 521 and Volume 99, Page 637 of the Deed Records of Walker County, Texas, also located in the Wiley Parker Survey, A-37, Walker County, Texas, said 32.380 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" Iron rod found for the southwest corner of said 122.0 acres and the southwest corner of the herein described tract, point also being the northwest corner of a called 50.54 acre tract as described in Volume 1327, Page 347 of the Official Property Records of Walker County, Texas, from this point a 1-1/2" Iron pipe found bears N89°15'50"E. 2.49', point having a Texas State Plane Coordinate of N-10,267.751,96700.E3,794,115,98600. Central Zone (4203), NAD83;

THENCE North 02 degrees 30 minutes 20 seconds West, with the west line of said 122.0 acre tract, a distance of 871.27 feet to a 2" Iron pipe found for the northwest corner of herein described tract from which a fence corner post bears N80°14'15"E, 3.89',

THENCE North 86 degrees 40 minutes 10 seconds East, with a fence, a distance of 1,584.15 feet to a 5/8" Iron rod set for the northeast corner of herein described tract, point lying in the west line of a called 19.92 acre tract (Tract 2) as described in Volume 976, Page 212 of the Official Records of Walker County, Texas;

THENCE South 03 degrees 13 minutes 55 seconds East, with the west line of said 19.92 acres, with the west line of a called 3.28 acre tract as described in Volume 976, Page 212 of the Official Records of Walker County, Texas, also with the most northerly west line of a called 19.89 acre tract as described in Volume 969 Page 394 of the Official Property Records of Walker County, Texas, a distance of 906.29 feet to a 5/8" Iron rod found for the southeast corner of herein described tract;

THENCE South 88 degrees 21 minutes 26 seconds West, with the north line of said 19.89 acre tract, a distance of 536.40 feet to a 5/8" Iron rod found for the northwest corner of said 19.89 acre tract, the northeast corner of said 60.64 acre tract, and an angle point of herein described tract from which a 1/2" Iron rod found bears N14°16'41"W. 1.03'

THENCE South 87 degrees 51 minutes 50 seconds West, with the north line of said 50.54 acre tract, a distance of 1,059.20 feet to the POINT OF BEGINNING and containing 32.380 acres of land.

The Real Property or its address is commonly known as BEING 32.380 ACRES OF LAND OUT OF A CALLED 122.0 ACRE TRACT ACCORDING TO THE RECORDED DEED THEREOF IN VOLUME 41, PAGE 521 AND VOLUME 99, PAGE 637, WALKER COUNTY, TX.  
LENDER: First Financial Bank, N.A.

DESIGNATION OF HOMESTEAD AND AFFIDAVIT OF NONHOMESTEAD  
(Continued)

Page 2

LENDER'S ADDRESS: Huntsville Main Office, 33 State Highway 75 North, Huntsville, TX 77320-3863

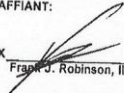
AFFIANT ON OATH SAYS:

Affiant does not now and does not intend ever to reside on, use in any manner, or claim Affiant's Nonhomestead Property (as described above) as a homestead. Affiant disclaims all homestead right, interest, and exemption related to the Nonhomestead Property.

Affiant now owns and resides on, uses, claims, and designates Affiant's Homestead Property (as described above) as Affiant's only legal homestead, exempt from forced sale under the Constitution and laws of the State of Texas.

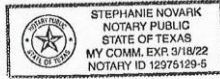
This Affidavit and Designation is made to induce Lender to make a mortgage loan, or to grant other financial accommodations, secured by a Deed of Trust on Affiant's Nonhomestead Property.

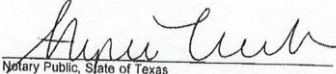
AFFIANT:

X   
Frank J. Robinson, III

STATE OF Tx )  
COUNTY OF Walker ) SS  
)

Sworn to and subscribed before me on the 28 day of Oct., 2019 by Frank J. Robinson, III.



  
Notary Public, State of Texas

ATTACHMENT 8:

No. 9985PR

IN THE ESTATE OF  
KAREN ROBINSON,  
DECEASED

IN COUNTY COURT AT LAW  
OF  
WALKER COUNTY, TEXAS

INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

Date of Death: March 30, 2021

The following is a full, true, and complete Inventory and Appraisement of all real property situated in the State of Texas and of all personal property wherever situated, together with a List of Claims due and owing to this Estate as of the date of death, which have come to the possession or knowledge of the undersigned.

INVENTORY AND APPRAISEMENT

<u>COMMUNITY PROPERTY</u>	<u>VALUE</u>
<b>1. REAL PROPERTY:</b>	
Parcel #1 LEGAL DESCRIPTION: PARKER W (A-37), TRACT 61.4, ACRES 10.192, commonly known as GRIVICH Drive Total value of asset: \$42,880.00 Less surviving spouse share: \$<21,440.00>	\$21,440.00
Parcel #2 LEGAL DESCRIPTION: PARKER W (A-37), TRACT 62.1, ACRES 5.177 Total value of asset: \$34,090.00 Less surviving spouse share: \$<17,045.00>	\$17,045.00
Parcel #3 LEGAL DESCRIPTION: PARKER W (A-37), TRACT 50, ACRES 40.36, ETJ, commonly known as JENKINS ROAD Total value of asset: \$169,790.00 Less surviving spouse share: \$<84,895.00>	\$84,895.00

Parcel #4  
 LEGAL DESCRIPTION:  
 PARKER W (A-37), TRACT 49.1, ACRES 12.62, commonly known as  
 JENKINS ROAD  
 Total value of asset: \$53,090.00  
 Less surviving spouse share: \$<26,545.00> \$26,545.00

Parcel #5  
 LEGAL DESCRIPTION:  
 PARKER W (A-37), TRACT 61.9, ACRES 23.2, commonly known as  
 FM 247  
 Total value of asset: \$97,600.00  
 Less surviving spouse share: \$<48,800.00> \$48,800.00

**TOTAL COMMUNITY PROPERTY** \$198,725.00

**SEPARATE PROPERTY** **VALUE**

**1. HOUSEHOLD FURNISHINGS:**

Total Value: \$2,000.00 \$2,000.00

**2. MOTOR VEHICLES:**

Vehicle #1  
 Description: 2021 Ford Edge  
 VIN #: UNKNOWN  
 Total Value: \$35,424.01 \$35,424.01

**3. CASH IN BANKS:**

Account #1  
 Institution: First Financial Bank  
 Account type: checking  
 Account/CD No: \*\*\*\*811  
 Total Value: \$12,382.91 \$12,382.91

Account #2  
 Institution: Community Service Credit Union  
 Account type: Checking  
 Account/CD No: unknown  
 Total Value: \$108.98 \$108.98



Account #3  
Institution: USAA Federal Savings Bank  
Account type: checking  
Account/CD No: \*\*\*\*\*228  
Total Value: \$100.17 \$100.17

Account #4  
Institution: First National Bank of Huntsville  
Account type: checking  
Account/CD No: \*\*\*\*\*936  
Total Value: \$1,073.42 \$1,073.42

Account #5  
Institution: First National Bank of Huntsville  
Account type: checking  
Account/CD No: \*\*\*\*\*944  
Total Value: \$1,653.21 \$1,653.21

**TOTAL SEPARATE PROPERTY \$52,742.70**

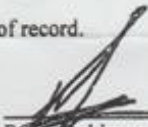
**LIST OF CLAIMS OWED TO ESTATE**

No claims are due and owing to the Estate of Karen Robinson, Deceased.

**TOTAL VALUE OF ESTATE**

The total value of the Estate of Karen Robinson, Deceased is \$251,467.70.

The Independent Administrator asks the Court that foregoing Inventory, Appraisement and List of Claims be approved and entered of record.

  
\_\_\_\_\_  
Frank Robinson III  
Independent Administrator of the Estate of Karen  
Robinson, Deceased

## DEBT OF THE ESTATE OF KAREN ROBINSON

### Notes Payable / Mortgages

FNB Huntsville Acct. #.....2127 Bal. \$247,017.72  
First Financial Bank Acct. # 25500053381 Bal. \$193,939.78  
First Financial Bank Acct. # 25500006991 Bal. \$254,876.36

### Debt. / IRS

Karen made approx. \$92,000 in 1099 Income during 2020 and approximately \$28,000 during 2021 that she did not pay Federal Income Tax on. Check was issued for \$5,000 cut from her FFB acct. estimated \$20,000 tax liability still owing.

### Debts - Credit Cards

USAA Credit Card Acct. # N/A Bal. \$6,892.46  
Amazon Credit Card Acct. # \*\*\*\*5147 Bal. \$4,279.87  
Discover Credit Card Acct. # N/A Bal. \$2,010.49  
Amex Credit Card Acct. # N/A Bal. \$3,883.63  
Wells Fargo CC Acct. # N/A Bal. \$ N/A  
Target Credit Card Acct. # N/A Bal. \$ Est. 3k +/-

### Debt / Personal Loan Guarantee Default

guaranteed the repayment of 2 loans made to Texas Steel Manufacturing, LLC by George and Sue Russell. The company filed for bankruptcy; agreement was to pay this amount back upon the sale of property. The title company will be issuing a check for \$100,000. To George Russell and a check for \$40,000.00 to Sue Russell. \$140,000.00 total.

EXHIBIT A

*HANEY PASCHAL & ROMOSER, P.C.*  
*ATTORNEYS AT LAW*

JACK HANEY\*\*  
P. JACOB PASCHAL  
JEREMY S. ROMOSER  
DEVAN D. DAWSON  
SARAH E. HEBERT  
CHRISTOPHER THOMPSON\*  
\*OF COUNSEL  
\*\*DECEASED

FIRST NATIONAL BANK BUILDING  
1300 ELEVENTH STREET, SUITE 405  
HUNTSVILLE, TEXAS 77340  
TELEPHONE: (936) 295-3712  
FACSIMILE: (936) 295-3714  
WWW.HMP-ATTORNEYS.COM

September 15, 2021

Via US MAIL

William Walker, Jr.  
431 Indian Summer Drive,  
Sugarland, Texas 77479

RE: Cause No. 9985PR; In the Estate of Karen Robinson, Deceased, In the County Court at  
Law of Walker County, Texas

Dear Mr. Walker:

Enclosed is a verified, full, and detailed inventory and appraisal of this estate.

Please be advised that, in order to preserve privacy, this inventory will not be filed among  
the documents in this estate. You should retain this inventory as evidence of the fair market value  
of the assets shown thereon.

Very truly yours,

  
Devan D. Dawson

ATTACHMENT 9:

Personal Financial Statement of:

**Mr. & Mrs. Frank J Robinson III**

As of 03.31.2020

**SUMMARY**

Assets

Cash – Checking and Savings Accounts	\$	18,500.00
Securities – Mutual Funds / \$900k Life Insurance	\$	8,200.00
Notes Receivable	\$	0.00
Private Stock	\$	500,000.00
Personal Real Estate	\$	3,118,000.00
Ranch (Vehicles, Equipment)	\$	195,000.00
Personal Vehicles	\$	65,000.00
<u>Other Assets (Jewelry &amp; Household)</u>	\$	<u>80,000.00</u>
<b>TOTAL ASSETS</b>		<b>\$ 3,984,700.00</b>

Liabilities

Current Debt (Credit Cards & Revolving Accounts)	\$	6,000.00
Installment Notes - Ranch / Personal	\$	24,000.00
<u>Real Estate Mortgages (Personal)</u>	\$	<u>947,958.00</u>
<b>TOTAL LIABILITIES</b>		<b>\$ 977,958.00</b>

**NET WORTH** **\$ 3,006,742.00**

Details of Personal Finance Statement of:

**Mr. & Mrs. Frank J. Robinson III** As of June 20, 2019

**ASSETS**

Personal Bank Accounts

Checking/Savings Accounts	Value
First National Bank	\$ 2,500.00
First Financial Bank	\$10,000.00
USAA	\$ 5,000.00
Community Serv. CU	\$ 1,000.00
<b>TOTAL</b>	<b>\$ 18,500.00</b>

Notes Receivable

From Whom Owing	Balance Owing	Original Date	Maturity Date
<b>TOTAL</b>	<b>\$0</b>		

Securities

Name of Security	Market Value
Howard Financial (Frank)	\$ 2,000.00
All America Insurance (Frank)	\$ 6,200.00
<b>TOTAL</b>	<b>\$ 8,200.00</b>

Private Stock

Company Name	Cash Value
Prestige Contractor's Supply, LLC – 35% ownership amount	\$100,000.00
Prestige Construction and Development, LLC – 35% ownership amount	\$100,000.00
FTC Realty and Investment, LLC- 33% ownership amount	\$300,000.00
<b>TOTAL</b>	<b>\$ 500,000.00</b>

Personal Real Estate

Description/Location	Market Value	Original Cost	Purchase Date
Primary Residence 312 A Jenkins Road, Huntsville, TX (5,200 sq. ft. building w/ 11 acres)	\$ 530,000.00	\$ 280,000.00 & gift of land	6/1/2003
43 acres - Jenkins Rd.	\$ 516,000.00	192,000.00	03/2011
40 acres - Jenkins Rd.	\$ 480,000.00	180,000.00	03/2011
5 Acres - FM 247	\$ 60,000.00	18,000.00	06/2014
116 Acres - Jenkins Rd, Huntsville, TX	\$ 1,392,000.00	Gift	1994
10 Acres – Amer. Leg. Blvd.	\$ 140,000.00	\$55,000.00	01/2017
<b>TOTAL</b>	<b>\$ 3,118,000.00</b>		

Ranch Equipment

Description	Market Value	Original Cost	Purchase Date
1979 Jeep CJ	\$ 4,000.00	\$ 6,000.00	8/1/1998
2004 McCormick CX 105 4WD	\$ 34,000.00	\$ 52,000.00	6/1/2004
2004 15' Rhino Batwing Mower	\$ 8,000.00	\$ 15,000.00	6/1/2004
2005 Hay Cutter and Rake	\$ 7,000.00	\$ 11,000.00	5/1/2005
2005 Krone Round Baler	\$ 10,000.00	\$ 24,000.00	5/10/2006
2014 Krone Round Baler	\$ 22,000.00	\$ 24,000.00	08/10/2014
2005 John Deere Tractor 50 HP w/LDR	\$ 12,000.00	\$ 18,000.00	3/15/2005
2007 Kawasaki Diesel Mule 4x4	\$ 8,000.00	\$ 13,000.00	4/15/2007
2007 Smittybilt Mill Lathe	\$ 5,000.00	\$ 5,200.00	11/10/07
1983 Ford 4000 Tractor	\$5,000.00	\$9,000.00	01/01/04
1994 Ford 6610 Tractor	\$10,000.00	\$12,000.00	01/14/10
Misc. Trailers & Farm Equipment	\$ 30,000.00	\$ 50,000.00	2001-current
Misc. Shop Tools & Equipment	\$ 40,000.00	\$ 80,000.00	2001-current
<b>TOTAL</b>	<b>\$ 195,000.00</b>		

Personal Vehicles

Description	Market Value	Original Cost	Purchase Date
2015 Ford Expedition Limited 4x4	\$25,000.00	\$ 64,000.00	07/09/2015
2010 Ford F250 4x4 SC	\$8,000.00	\$12,000.00	06/01/2015
2016 Jeep Rubicon Unlimited	\$32,000.00	\$38,000.00	08/30/2018
<b>TOTAL</b>	<b>\$ 65,000.00</b>		

Other Assets

Description	Market Value	Original Cost
Jewelry	\$ 20,000.00	\$ 30,000.00
Household items	\$ 60,000.00	\$ 110,000.00
<b>TOTAL</b>	<b>\$ 80,000.00</b>	<b>\$ 140,000.00</b>

**LIABILITIES**

Personal Real Estate

Notes Payable	Amount Owng	Original Loan Amt	Monthly Pmt.	Secured By
First Ntl. Bank Huntsville 1 <sup>st</sup> Mortgage	\$ 150,242.00	\$210,000.00	\$2,602.00	312 A Jenkins Rd. Huntsville, TX (5280 s.f. Bldg & 11 Acres)
First Ntl. Bank Huntsville 2 <sup>nd</sup> Mortgage - Pool	\$46,972.00	60,000.00	\$644.00	312 A Jenkins Rd. Huntsville, TX (5280 s.f. Bldg & 11 Acres)
First Ntl. Bank Huntsville	\$270,548.00	\$304,000.00	\$3,300.00	37 Acres American Leg. Blvd.
First Financial Bank	\$267,483.00	\$300,000.00	\$2,497.00	40 Acres Jenkins Rd.
First Financial Bank	\$212,713.00	\$220,000.00	\$2,420.00	32 Acres American Leg. Blvd.
<b>TOTAL</b>	<b>\$ 947,958 .00</b>	<b>\$ 1,094,000.00</b>	<b>\$ 11,463.00</b>	

Ranch Vehicles & Equipment / Personal Vehicles

Notes Payable	Amount Owing	Original Loan Amt	Monthly Pmt.	Secured By
Comm. Serv. CU	\$24,000.00	\$34,000.00	625.	2016 Jeep Rubicon
<b>TOTAL</b>	<b>\$ 24,000.00</b>	<b>\$ 34,000.00</b>	<b>\$ 625.00</b>	

Personal Credit Cards

Card	Balance
USAA Visa	\$3,000.
Discover	\$1,000.
Target Visa	\$2,000.
<b>TOTAL</b>	<b>\$6,000 .00</b>

I affirm that all of the above information and amounts are true and accurate to the best of my knowledge.

X \_\_\_\_\_

