

From the Desk of Boris Mannsfeld as the broker/ owner of Boris Mannsfeld & Associates Belize Real Estate Ltd (BMA).

June 06, 2024

Dear Belize and international real estate and business communities,

This is a public service announcement to notify you all of a major real estate fraud ongoing as we speak in Belize. A Belize real estate agent and his new firm are apparently attempting to fraudulently sell a property that was stolen from the deceased owner.

My real estate firm in Belize discovered a major fraud orchestrated by our former general manager Frik De Meyere. We contacted the Belize and USA authorities immediately in the summer of 2023 to report this extensive fraud. Unfortunately one person related to the fraud, a Mr. Ricardo Borja, was assassinated just 2 days before he volunteered to testify to the authorities and to provide full details on the crime spree that he, Demeyere and a 3rd partner supposedly were involved with. **See #1 in the attachment.** A video was posted on Your Tube a few days after his murder which was a recording of Mr. Borja detailing the alleged fraud and according to the video his alleged direct ties to Frik DeMeyere (the master-mind who was building his “real estate empire” according to Borja) and their alleged third partner Darren Taylor (i.e. “Dolla Coin”). Here is the video link.

<https://www.youtube.com/watch?v=cvSQUaOh3XM>. Due to the complexity and far reaching of the fraud, the investigation by the authorities is still ongoing. Unfortunately, just a few weeks ago, Darren Taylor suddenly got assassinated at his house around April 15, 2024. **See #2 in the attachment.**

This message is a warning to be aware of one piece of property that Frik Demeyere, his real estate firm (Prime Belize Real Estate) and associates are trying to sell. According to testimony by Borja, this property is allegedly one of many that Mr. DeMeyere along with Borja and Taylor apparently stole from deceased property owners. This announcement is here to make you all aware of this matter so you can protect yourself and your clients from falling victim to Fraud.

Here are the details on the stealing of and resale attempt of parcel # 36-61-1620 in Placencia, Belize on the lagoon (almost 20 acres of waterfrontage worth at least half a million US dollars).

1. According to testimony by Borja the following allegedly took place: Frik De Meyere allegedly paid lands department personnel to locate properties where property taxes had not been paid for many years, thereby indicating that the owner may have passed away and no heirs existed or knew about the property.
2. According to testimony by Borja the following allegedly took place: once confirmation on the land taxes due was received, Frik commenced a rigorous investigation to assure owner is deceased and no relatives appear to be alive or living in the Belize. He went so far and utilized a website called rootsweb to really create a complete history of a deceased person and all the relatives.

3. According to testimony by Borja the following allegedly took place: Demeyere then would create and forge fake wills that grant the property to a person that the seller never even knew.
4. According to testimony by Borja the following allegedly took place: Frik DeMeyere had fake passports created and bribed Belize Government employees to approve the Grant of Probate and Grant of Administration (expeditiously) in order to transfer the property from the deceased person to a fake person (utilizing the fake passports) or someone cooperating with De Meyere (ex. baby sitters, his yard maintenance person, etc).
5. According to testimony by Borja the following allegedly took place: once the property was in the new person's name then Frik would be in full control of the property and once property was sold the funds were wired to USA accounts (wells fargo for example) and Belize accounts all of which were controlled by Frik De Meyere. Then Frik would distribute or order Borja to distribute money. DeMeyere, Borja and Taylor would then reinvest the money in what appeared to be legitimate businesses (Car rental owned by Taylor, Coffee shop owned by Frik's common-law wife, river front hotel owned by Borja, etc). This is the text-book money laundering example where illegal funds are converted to what appears to be legitimate business dealings that then would generate untraceable cash flow. Extensive wire fraud is also involved. See the attached document which were copies of Ricardo Borjas cell phone whatsapp messages from Frik DeMeyre directing him how to distribute incoming funds paid to Borja and his real estate consulting firm JC Consulting. This information was provided by Borja during one of his many meetings when he was confessing and detailing the fraud and was shared just a few weeks before being murdered. **See #3 in the attachment.**
6. According to testimony by Borja, the following allegedly took place: Taylor, Borja and DeMeyere stole many properties this way. One clear example was parcel 36-61-1620 on the Placencia peninsula. The owner was a lady by the name of Karen Hugh Sam Lee from Jamaica. She passed away and demeyere discovered that many years of property taxes were unpaid and he quickly swooped in like a vulture. He created a fake "will & Testament" in which all her properties (there were several including but not limited to one in cayo and one on the coastal road) were granted to a Belizean by the name of Pau Yin NG. Her will and testament was approved and registered in 2021 by the bribed government official in the probate division of the supreme court. According to officials spearheading the investigation, this person was paid \$BZ 7,500 per transaction. Once the property was fraudulently in the name of Pau Yin NG they had it transferred to an entity called Lagoon1620 Ltd on May 20, 2022. Company docs show that Frik De Meyere was the sole owner and the company was setup just a week prior on May 13, 2022. Company docs show that the entity owns the property that was apparently stolen from the deceased Karan Hugh Sam Lee. Once again...a text book case of money laundering. Frik is also a Justice of the Peace and apparently he JP'd his own signatures. **See #4 & #5 in the attachment.**
7. A client of BMA shared with BMA a recent text message between the client and Frik Demyere where Demeyre was attempting to sell this client the 1620 property. See

the attached text messages. Note that Frik references “Darren” who is darren taylor . According to conversations that I had with this client, Darren also reached out to the client direct trying to sell the property. Also note that in the text messages Demyere states the Darren Taylor owned the property yet gave the title to a 3rd party to secure a loan. Demyere further stated “these people (that hold the title) reached out to me (demyere) to sell”. But the title documents clearly show the title belongs to the Lagoon 1620 LTD entity that Demyere owns solely 100%. Another lie of many. **See # 6 in the attachment.**

8. Lot 1620 is a text book example of money laundering here stolen money is washed (“laundered”) into clean money.

The Borja You Tube video mentions that Demyere, Borja and Taylor allegedly were all working together. Borja is now dead. And Taylor is now dead. But plenty of evidence exists in hard copy files, i-phone records, whatsapp records, signed title transfer documents, bank account records, photos, etc. that link DeMeyere directly to Borja and Taylor. The testimonial you tube video by Borja elaborates on this 3-person criminal partnership. Here is the video link. . <https://www.youtube.com/watch?v=cvSQUaOh3XM>.

This evidence is well kept and has been strategically distributed with strict instructions to the holders of the information to release all the files including names, bank info, receipts, photos, WhatsApp messages, proof of wires, passwords, etc to CNN, NPR, BBC, FOX NEWS, Franfurter Allgemeine Zeitung and various Congressmen and Congresswomen in the USA in case the slightest threat or injury occurs to me or anyone that I associate with.

See the attached documents. One is a wire approval by DeMyere to wire funds from a property sale to On the Go Auto Rental in Dangriga. This is a car rental business supposedly owned or controlled by Taylor. The next image is a screen shot from Borja’s iPhone showing detailed instructions to Borja from Demeyere allegedly instructing him who to pay from deposits paid to Borja. One particular payment of \$30,000 was allegedly made to a “darren” which apparently was Darren Taylor. Also see the closing statement from the Zelmer to Immotion sale of another allegedly stolen property. Some of the funds were wired under De Meyere’s instructions to a Bris Ratchford in Nevada. According to the investigation team tackling this case, this person is the brother in law of Darren Taylor. See attached USA government records that show Candace Taylor and Birs Ratchford owning a property together in Nevada. Note the coincidental address for Bris – “501 Hidden Garden Place”. 501 is the country code for calling Belize. And 501 is the name of another De Meyere Belize entities – 501 Properties - a popular real estate rental and sales website in Belize . And “501” is the street number used in the USA on a lot of the fraudulent transactions orchestrated by De Meyere and partners (cute yet stupid). The one attached document shows a long list of addresses for Bris Ratchford and none reference 501 Hidden Garden Place. Demeyere wired funds to this same account on numerous occasions when allegedly stolen property was involved. See the additional attachment that shows money wired to the same bank and same recipient address yet under a name of “Ella Dowd” (seller was “Mayan Landscape Ltd” – a Seychelles company allegedly controlled by Frik Demeyere). The signature on the instructions on where to wire the funds matches other

DeMeyere signatures. Note...De Meyere is the one who signed the closing documents for the Zelmer to Immotion transaction and he was the one who initiated the wiring of stolen funds to Bris and also On the Go Auto Rental. All these are text book examples of money laundering. See the reference in the Borja Screen shot "3 maya beach lots 3 parks". According to Borja, Demeyere allegedly was trying to steal all the lots on the peninsula that were set aside as parks with titles that were not encumbered. [See #7, 8, 9, 10, 11 & 12 in the attachment.](#)

The Zellmer court case where the children of the deceased man whose land was stolen are suing Zellmer is Case No. 46 of 2023 (FD20230046). This is the case where the property was stolen from Jez and given by a fake will to Zellmer and then it was sold from Zellmer to Immotion. So the case is Jez verses Zellmer. See closing statement for sale of land from Zellmer to Immotion that was signed by Frik and money went to Ratchford. [See # 9 in the attachment](#)

Frik DeMeyere recently opened a new real estate firm in Belize called Prime Belize Real Estate Ltd <https://primebelize.com>. As is displayed on <https://primebelize.com>, Frik De Meyere is listed as the Owner and Founder of Prime Belize Real Estate. Crystal Augustine is listed as Broker and Owner, as is expressed in her profile, "*she decided to start as in independent Real Estate Agent*" for Prime Belize Real Estate. Jaime Wesby is listed as Broker and Owner and Veronica Ortega is listed as Listings Manager. There is also a list of various "Associates" according to the website. See attachment. [See # 13 in the attachment.](#)

Also, the Belize company 501 Properties (<https://501properties.com>) is also owned by Frik De Meyere and is promoted on the prime real estate website as a source for listing and selling properties.

And here are just THREE more cases of alleged money laundering. Fri DeMeyere is now the wine distributor for all of Placencia for a major wine importer in Belize. He sells to most resorts and restaurants. The name is being withheld but the company knows who they are. And he has a storage business in Placencia called Placencia Storage Limited. And a coffee shop – Chill Point. Belize GOB Lands Department records confirm Chill Point coffee in Placencia is owned by Praia Solutions Ltd. The attached documents show title first transferred from nowhere to Shamrock Limited (and then they were transferred to Praia Solutions January 31, 2023. There was an old partially completed house on the property for many many years yet the title history shows no ownership until it went into the name of Shamrock limited. Borja has stated that allegedly DeMeyere had inside contacts at the lands department that would doctor files upon a bribe. Borja alleged that Demeyere even had complete sets of property files physically burned so to erase all history. Ilse Johanna Josef Van Keer (Frik's common law wife) signed as the director for Praia Solutions. According to testimony by Borja, the property where CHillpoint is located allegedly was also stolen from a deceased owner via the probate bribery scam that Borja, DeMeyere and Taylor were orchestrating. [See #14 in the attachment.](#)

A class action litigation has been filed against the estate of Riccardo Borja and Frik DeMeyere regarding the stamp Duty fraud with at least 20 plaintiffs. Claim No 5 of 2024 (FD20240005).

And a 2nd litigation against Frik De Meyere, Ilse Van Keer, Chill point coffee shop and Placencia Mini Storage has been filed to recover all funds, property, and other assets that apparently DeMeyere embezzled from his former employer. Case No. 760 of 20023 (FD20230760). BMA has paid all legal bills related to these matters.

Frik DeMeyere has always worn a close to bald hair style as can be seen in some of his mug shots. Recently he is growing a beard and letting his hair get very long. It appears that he is trying to hide his identity. He also started his new real estate company – Prime Belize Real Estate and strategically appointed Jaime Wesby and Crystal Augustine as “owners” so that these 2 people can become the public image of the company as the “owners’ and thereby strategically promoting the company as having no link to De Meyere. Reality is that they are all working under one roof with DeMeyere being the founder/owner.

The huge Sanctuary Belize scandal from a few years back was a major black eye for Belize and was set up in a similar manner. The mastermind in the scam quietly sat in the background and hired people as the new “owners” of the company to cover his identity and involvement. Finally his true identity was revealed after hundreds of millions of dollars were stolen from foreigners investing their hard-earned life savings in a retirement property in Belize and the USA federal Agents moved in and arrested the entire clan of crooks.

One final note, DeMeyere worked for BMA for 10 or so years. He learned everything about Belize real estate and the Belize business community from BMA. He was given a huge opportunity right into his hands. And he got greedy. Now he has shut down our website and all our company and employee emails since he has our domain name licensed under his personal name. We have 10 employees who rely on our business to support their families and put bread on the table. We have clients who rely on our services. This is blackmail and extortion. BMA and I will not be intimidated by such fraudulent activities and we will let our legal team tackle such matters as we continue running a very successful business. We do not believe in harming people like others have been doing. The next time you are considering buying a bottle of wine in Placencia or a cup of coffee or buying real estate you should seriously investigate what illegal activities are possibly being promoted by your purchase. At BMA we always move forward professionally, honestly and diligently. We work hard to create our own success, to benefit our clients & our colleagues and for the betterment of Belize. We want to inform you all of this fraud situation so you do not fall victim like BMA did.

There is some good news. The authorities are working hard on this case to assure all victims get their titles and rightfully due monies allocated. I continue to assist and have invested an endless amount of time, energy and money to assure a positive outcome.

If you wish to reach anyone at BMA for any matters then please call the office # since our emails are not working temporarily. +501 523-3063. We have new emails that we can share.

Stay safe, enjoy your day and make the very best of it. Time on this planet is limited as Borja and Taylor can confirm if still alive.

Boris A. Mannsfeld

Broker/Owner BMA

City murder tied to Placencia real- estate scam

Headline › City murder tied to Placencia real-estate scam



Saturday, August 26th, 2023

Photo: Ricardo Borja

by Kristen Ku

BELIZE CITY, Thurs. Aug. 24,
2023

The fatal shooting of Belize

City businessman, Ricardo Borja, on Saturday night, August 19, shortly after he drove into the yard of his Coney Drive apartment, had prompted some members of the public to note that Borja had allegedly been involved in questionable business dealings and to speculate that maybe one of those shady transactions could have led to his death.

Reports have now emerged that on August 18, a day before his death, Borja (said to be originally from El Salvador) had reportedly testified in a leaked audio recording against an accomplice who was employed at a real estate firm in Placencia.

The two men first crossed



recording that with the assistance of several Lands Department employees, they fraudulently acquired vast

pieces of real estate, often from deceased victims and their families.

Borja recalled managing large sums of money during their association, fabricating false reports, and paying employees from the Lands Department for sensitive records.

The illicit activities being carried out escalated to even the production of counterfeit passports. “I knew that they were creating different things. I knew that they were creating passports. I never did any passports. I never created any titles. It all started through, it all started through doing grants of administration of permits,” Borja shared in the audio recording.

However, their operation came crashing down in May when the real estate agent’s actions were exposed by his own firm. The agent then attempted to portray Borja as the person responsible for all

that was done.

Nevertheless, on August 7, the firm began investigating and confronted the agent for stealing their money.

On August 11 and 18, Borja aimed to clear his name, emphasizing his limited assets, especially as a father of two. "I'm not gonna be the same idiot, where I'm just gonna be taken a fool of. I'm just gonna sink myself. I think it hasn't hit the fan. I think it hits the fan when it's all there. But I'm not sure how exactly it's all there. But I'll tell you this. You look at my assets; I don't have a lot of assets," he explained.

He was scheduled to present evidence, including WhatsApp messages, files, GoB corporate seal stamps, videos, photos, testimonials, and more, in a meeting with attorneys, the real estate firm, and the Government's special crime unit on August 22.

Tragically, he was murdered three days before the scheduled meeting, after driving into his yard in the company of his girlfriend, who was grazed during the shooting.

Amandala reached out to the Commissioner of Police, Chester Williams for further insight into this case, but up to press time he had not responded.

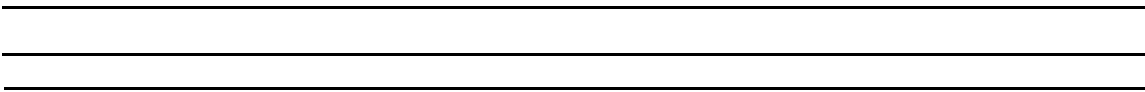
Today, KREM reporters sought to get the comments of area representative of the constituency in which Placencia is located, Hon. Rodwell Ferguson, on the alleged mastermind behind the scheme; however, he denied having any relationship with the individual.

“I have heard of him. I have no connection with him. I met him once when we won the election in 2020. There was a concern with a piece of land in Santa Cruz because I didn’t want it to go back to

the community, and that was the only time I met this guy,” he asserted.

The Ministry of Natural Resources, Petroleum, and Mining is still in the process of releasing a formal statement on the case.

According to the document we obtained, additional audio recordings were made of Borja’s testimony which are in the process of being released to the public on YouTube and other social media platforms in the coming days.





Business Deal Led To Death For "Dalla Coin"

posted (April 15, 2024)



Darren Taylor



Darren Taylor



And about eight hours earlier, on Saturday night, a man was also gunned down in Dangriga Town. 43-

[Email](#)
[Print](#)



year-old Darren Taylor - well known as "Dolla Coin" was killed at his family's



home while he was talking with another man. He was shot six times, and the vehicle in the yard also had a bullet hole in the passenger window.

When police processed the scene, they found two .9mm guns and more than \$3,000 cash on the victim's body. So robbery was not a motive.

Today ACP Hilberto Romero said the motive seemed to be over a business deal, presumably involving land.

ACP Hilberto Romero, OCED

"Information is that he was on the verandah of his house when a male person came and fired shots towards him. He was taken to the hospital where he was pronounced dead on arrival. We are seeking one suspect. in regards to this murder."

Jules Vasquez:

"He's a man involved in a lot of deals. Are you are all aware if any of his prior transactions, we know he was very involved in."

ACP Hilberto Romero, OCED



ACP Hilberto Romero

"Yeah that is what we are looking at. He had several matters in the courts as well as outside of the courts that he was dealing with so we are looking at all of those."

Jules Vasquez:

"Sir I know that on one of the Borja recordings his name was mentioned as being a part of what Mr Borja alleged was a scam, are you aware of any involvement he may have had with Mr Borja?"

ACP Hilberto Romero, OCED

"No, investigators will look into that, I do not have that information at this time."

Jules Vasquez:

"He had a significant amount of cash on him at the time of the murder, was there any indication that robbery was a motive?"

ACP Hilberto Romero, OCED

"No indication that robbery was a motive."

Jules Vasquez:

"A number of persons have been detained. These persons are reportedly involved in other activities in Dangriga. Are you all aware if there might have been a rivalry or was it over business dealings?"

ACP Hilberto Romero, OCED

"All the information we have is that it is over business dealings, that is the information we are following up on."

Jules Vasquez:

"Is the main suspect detained?"

ACP Hilberto Romero, OCED

"Not at this time, no."

Jules Vasquez:

"Has he been someone known to police or a person of interest in any ongoing investigations?"

ACP Hilberto Romero, OCED

"Yes he is known to police yes."

Jules Vasquez:

"Is he in any ongoing investigation?"

ACP Hilberto Romero, OCED

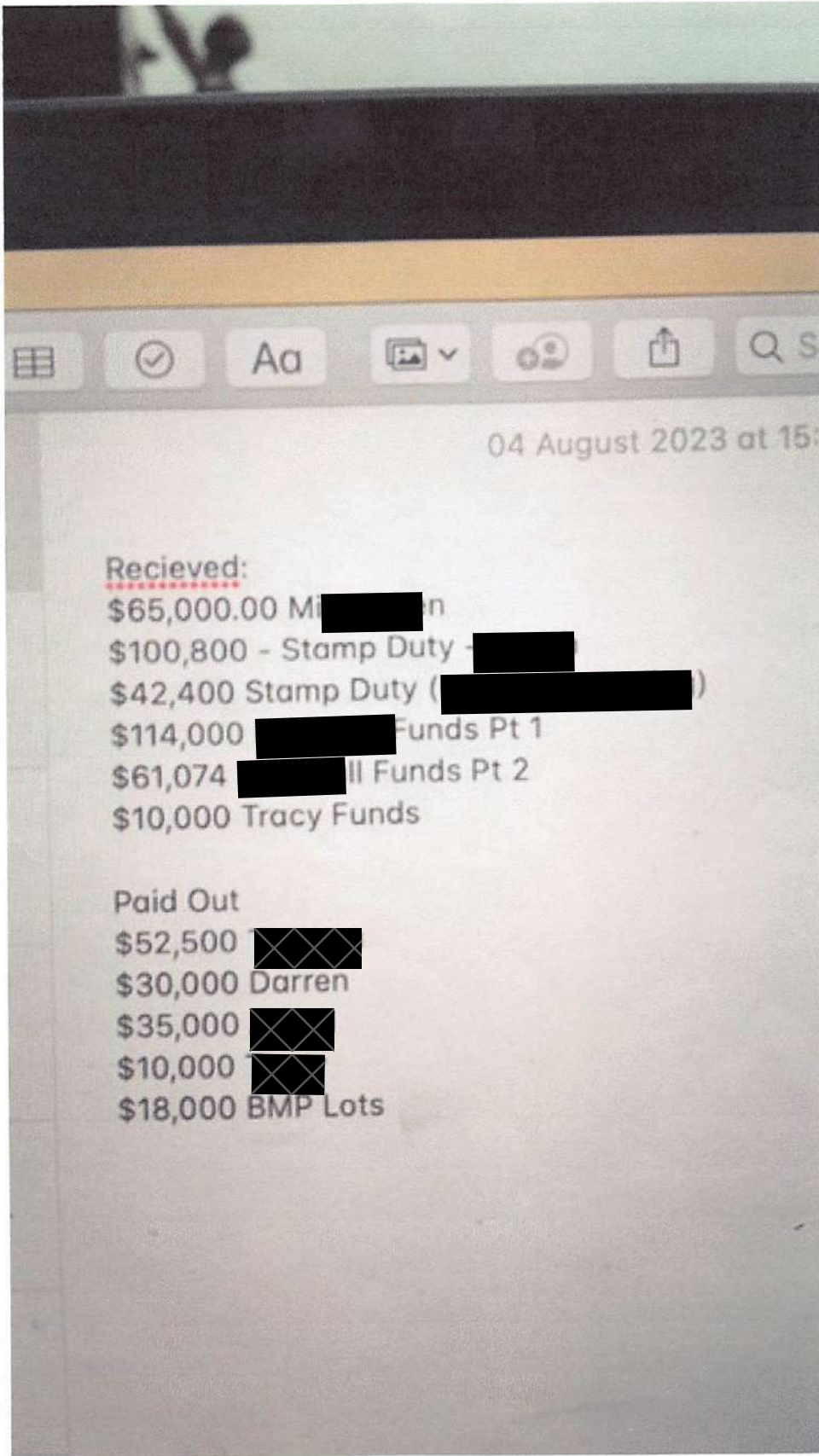
"No not from our side no."

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[https:// www.7newsbelize.com/sstory.php](https://www.7newsbelize.com/sstory.php)



Recieved:

\$65,000.00 M [redacted] n
\$100,800 - Stamp Duty - [redacted]
\$42,400 Stamp Duty ([redacted])
\$114,000 [redacted] Funds Pt 1
\$61,074 [redacted] ll Funds Pt 2
\$10,000 Tracy Funds

Paid Out

\$52,500 [redacted]
\$30,000 Darren
\$35,000 [redacted]
\$10,000 [redacted]
\$18,000 BMP Lots

Grant No. 416 of 2007
Rising Point Area, Tobago District

#4

LAST WILL AND TESTAMENT

of
KAREN HUGH SAM LEE

THIS IS THE LAST WILL AND TESTAMENT of me, KAREN SAM HUGH LEE of No. 69 Welshire Avenue, Barbican St. Andrew, Kingston, Jamaica, being of sound and disposing mind and memory DO HEREBY MAKE PUBLISH AND DECLARE this to be my Last Will and Testament in respect of my property and asset located in the Country of Belize.

I HEREBY REVOKE all former Wills and Testamentary Dispositions heretofore made by me and DECLARE this my only Will.

I HEREBY APPOINT PAU YIN NG of No. 9 St. Mark Street, King's Park, Belize City, Belize District, Belize, my Son to be my Sole Executor.

I HEREBY DIRECT that after payment of all my just debts and funeral and testamentary expenses my estate is to be divided as follows:-

I GIVE and DEVISE and BEQUEATH my freehold property Parcel No. 912, Bk. No. 50 being 1.38 Acres of land situated in Mount Pleasant in the Cayo District, Belize via Land Certificate together with all erections and buildings standing thereon to PAU YIN NG absolutely. *W.S. Lee*

I GIVE and DEVISE and BEQUEATH my freehold property Parcel No. 1620, Bk. No. 61 being 19.663 Acres of land situated in Placencia *W.S. Lee*

TRUE PROBATE COPY

FILED *2011/02/23*

DATE *2011/02/23*

PAGE *1*

DEPUTY Registrar of Mortgages (Belize)

day of *July*
I solemnly affirmed of
YELLSHIRE AVENUE, BARBICAN
St. Andrew who died on the 16th day of
W. KINGSTON, JAMAICA
in the presence of all and regular the
attestation of all and regular the
by the Honourable Justice of

KING'S PARK,

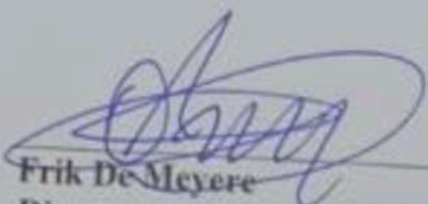
I and
my
and
my
my
my

C.A., being duly sworn **MAKE OATH** and say as follows:


#5

1. I am the sole Director/Owner of **LAGOON1620 LTD.**, a company duly incorporated in accordance with the Laws of Belize with registered address located at 11 Bally Gardens, Belize City, Belize C.A hereinafter "the Company". I am duly authorized to swear this affidavit for and on behalf of the Company.
2. The Company namely: **LAGOON1620 LTD.** Hereby declares that they purchased a property more particularly described as Parcel 1620, Block 36, Placencia North Registration Section from Pau Yin NG. Such purchase took place in May, 2022.
3. The Company is the sole proprietor of Parcel 1620, Block 36, Placencia North Registration Section.
4. The information contained in this affidavit, save where it is otherwise stated or appears from the context, is within my personal knowledge and true to the best of my belief.

SWORN at Belize City,
 Belize)
)
 This 20th day of May, 2022)
)
)
)


 Frik De Meyere
 Director of Lagoon1620 Ltd.

BEFORE ME,



NOTARY PUBLIC | JUSTICE OF THE PEACE



BELIZE COMPANIES AND CORPORATE AFFAIRS REGISTRY
BELMOPAN, BELIZE

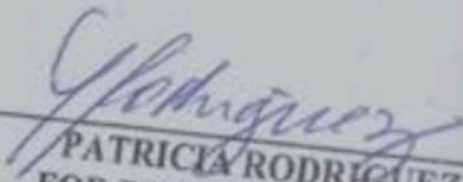
IN THE MATTER of the Companies Act, Chapter 250 of the
Laws of Belize, Revised Edition, 2011

IN THE MATTER of
LAGOON1620 LTD.
(INCORPORATION NO. 18788)

CERTIFICATE OF GOOD STANDING

I, PATRICIA RODRIGUEZ, For Deputy Registrar, DO HEREBY CERTIFY
that LAGOON1620 LTD. a company duly incorporated under and by virtue of the
Companies Act, Chapter 250 of the Laws of Belize, Revised Edition 2011, with
registered office situated at 11 Bally Garden, Belize City, BELIZE, C.A. IS IN
GOOD STANDING.

GIVEN under my hand and the seal of the Belize Companies and Corporate
Affairs Registry this 13th day of May, 2022.


PATRICIA RODRIGUEZ
FOR DEPUTY REGISTRAR
FOR REGISTRAR OF COMPANIES AND CORPORATE AFFAIRS





B E L I Z E
The Registered Land Act, 1980
 Chapter 194, Laws of Belize – Revised Edition 2011

LAND CERTIFICATE

Registration Section	Block	Parcel
Placentia North	36	1620

AREA: 19.663 Acre(s)

THIS IS TO CERTIFY that **KAREN HUGH SAM (DECEASED)**

OF **Placentia Village, STANN CREEK DISTRICT, Belize**

Is now registered as proprietor with TITLE ABSOLUTE of the above mentioned, land, subject to the entries in the register relating to the land and to such of the overriding interest set forth in section 31 of the Registered Land Act as may for the time being subsist and affect the land.

At the date hereof the following entries appear in the register relating to the land:

PART A – Property Section (easement, etc)

PART B – Proprietorship Section (inhibition, cautions and restrictions)

PART C – Incumbrances Section (Leases, charges, etc.)

Given under my hand and the seal of the Land Registry

This 16TH day of DECEMBER, 2021.

K. Williams

 Registrar of Lands

14:38



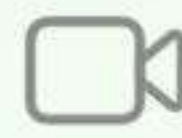
- 23:29



< 3



Frik De Meyere



Darren, with whom you negotiated before, had the rights over the property, he borrowed money and gave in the title. These people reached out to me to sell. Only 1 obvious buyer , its you

16:47

once you start the works on your property, these guys will only see the value going up .

16:47

Happy to look at what you have

16:58 ✓✓

What price should i bring forward to them?

16:59

No price, I need to see a pathway to a clean deal.

17:00 ✓✓

Understood! Will work on that for you

17:01



[Text input field]



16:38 ✓✓

Are you still interested in the land south of yours, between you and thunderbird?

16:38

Everyone and their brother is trying to sell that piece of land to me.

[Redacted] said it's his listing?

16:41 ✓✓

chris ... sure. Its not listed with anyone. only 1 person has the title, they have it because it was collateral to a loan, so now they obtained it and will sell.

16:45

so what price is his listing at 😊

16:45

Not sure, I have not gotten that far

16:46



Darren, with whom you



Print

Corporate Payment

Receipt No: 200505

Transaction Status

User	Date	Time	Status
	21/07/2022	14:32:38	Operated
	21/07/2022	14:32:58	Authorized

Transaction Details

No.	Account	Currency	Description	Debits	Account
1	*****	BZD	CORPORATE DEMAND DEPOSIT ACCOUNT	50,000.00	0.00
2	2033		ON THE GO AUTO RENTAL	0.00	50,000.00
TOTALS				50,000.00	50,000.00

Thank you for choosing Atlantic Bank Online services



07 June 2022 at 12:46

#8

FRIK TODAY

CONTRACT AGREEMENT [REDACTED]
TCT IS READY

Pay Out [REDACTED]

Placencia Bay 2Lots LOST TITLE

LOT NO. 10 LAGOON

CHASE DARREN 1620

FIRST REGISTRATION [REDACTED]

OPEN TRANSFER MAYA BEACH LOT FOR 75K FRIK HAS S
IT SIGNED

GET ALL THE FIRST REG READY

3 MAYA BEACH LOTS 3 PARKS [REDACTED]

PUBL

admissions@jc.slc.edu.bz



SELLER'S CLOSING STATEMENT		
BUYER: IMMOTION [REDACTED]		
SELLER: WADE WESTON ZELLMER		
PROPERTY ID #: 36-61-332 / 333 / 334 / 327 / 328 / 329		
CLOSING DATE: JULY 15th, 2022		
Description	Debit in US\$	Credit in US\$
Purchase Price		\$650,000.00
Real Estate Taxes	\$0.00	
Real Estate Commission	\$45,500.00	
General Sales Tax (GST) on Commission - 12.5%	\$5,687.50	
Bank, Wire & Transfer Fees	\$130.00	
Survey ESCROW - as per agreement	\$20,000.00	
Advance for title fees	\$4,000.00	
Advance for legal fees	\$5,000.00	
Sub Total	\$80,317.50	\$650,000.00
Total Due to Seller at Closing in US\$	\$569,682.50	

WIRE IN USD **\$250,000.00**
 WIRE IN BZD (569,682.50 - 250,000) =319,682.5 USD **\$639,365.00**

Wire Instructions	
Name	Bris Ratchford
Street	501 Hidden Garden Place
Place	Henderson, NV 89012
Bank Name	Wells Fargo
Street	420 Montgomery Street,
Place	San Francisco, CA
Account#	255 [REDACTED]
Routing #	121 [REDACTED]
SWIFT / IBAN	WF [REDACTED]

wade weston zellmer

DocuSigned by:
Wade Weston Zellmer 7/20/2022
33FD06A6CE6F496...

Seller's Name

Signature.

Date

frik de meyere

DocuSigned by:
frik de meyere 7/20/2022
00920E67D316489...

[REDACTED] Representative Name

Signature

Date

[REDACTED]

Briana Johnson, Assessor

PARCEL OWNERSHIP HISTORY

[Assessor Map](#)[Aerial View](#)[Comment Codes](#)[Current Ownership](#)[New Search](#)

ASSESSOR DESCRIPTION

VILLAGES AT TULE SPGS VILLAGE3-PARCEL3.04-UNIT3AMD PLAT BOOK 158 PAGE 14 LOT 122

CURRENT PARCEL NO.	CURRENT OWNER	%	RECORD DOC NO.	RECORD DATE	VESTING	TAX DIST	EST SIZE	COMMENTS
124-21-117-013	TAYLOR CANDICE		20221118:01572	11/18/2022	JT	250	.11 AC	
	RATCHFORD BRIS PITY							



- Marital Status
- Current Address
- Addresses History
- Full Background Report
- Phone Numbers
- Emails
- Relatives
- Associates
- AKAs
- Neighbors
- Public Records Report
- Contact Information
- FAQ

Address History for Bris Ratchford

Previous home addresses, apartments, rental and real property for Bris Ratchford

4209 Great Egret Ln North Las Vegas, NV 89084 Current Address Jul 2018 - May 2024	2407 S Victoria Ave, Unit 2 Los Angeles, CA 90016 Apr 2017 - Feb 2019	3100 W 78th St Los Angeles, CA 90043 Nov 1995 - Mar 2024 (562) 434-1847
1070 Raymond Ave, Unit 5 Long Beach, CA 90804 Jun 1999 - Mar 2024 (562) 434-1847	Po Box 40282 Long Beach, CA 90804 Mar 2016 - Jan 2024	28060 Marguerite Pkwy, Unit B Mission Viejo, CA 92692 Jan 1998 - May 1999
28060 Marguerite Pkwy, Unit B San Juan Capistrano, CA 92692 May 1999 - May 1999	54 Streamwood Irvine, CA 92620 Jan 1996 - May 1997	19427 Midtown Ave Carson, CA 90746 Feb 1996 - Feb 1996
4209 Great Egret Ln N Las Vegas, NV 89084 Nov 2019 - Nov 2019		

BUYER'S CLOSING STATEMENT

BUYER: [REDACTED]

SELLER: MAYAN LANDSCAPE LTD

PROPERTY ID #: TCT PLANTATION LOT [REDACTED]

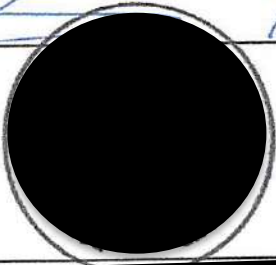
CLOSING DATE: MARCH 15th 2022

Description	Debit in US\$	Credit in US\$
Purchase Price	\$285,000.00	
Earnest Money Deposit : NONE - 1 WIRE		\$0.00
Closing Expenses: JC Consulting	\$6,000.00	
Stamp Duty = 8% of Purchase Price (deduct 2 lots)	\$21,200.00	
Property Inspection	\$0.00	
Bank, Wire & Transfer Fees	\$100.00	
Sub Total	\$312,300.00	\$0.00
Amount Buyer Needs to Pay at Closing in US\$	\$312,300.00	

Buyer's Name _____ Signature _____ Date _____

Frick De Mayan _____ *[Signature]* _____ *18 Feb 2022*

Representative Name _____ Signature _____ Date _____



[REDACTED]

[REDACTED] [REDACTED] [REDACTED]

SELLER'S CLOSING STATEMENT

BUYER: [REDACTED]

SELLER: MAYAN LANDSCAPE LTD

PROPERTY ID #: TCT PLANTATION LOT 19 [REDACTED]

CLOSING DATE: MARCH 15th 2022

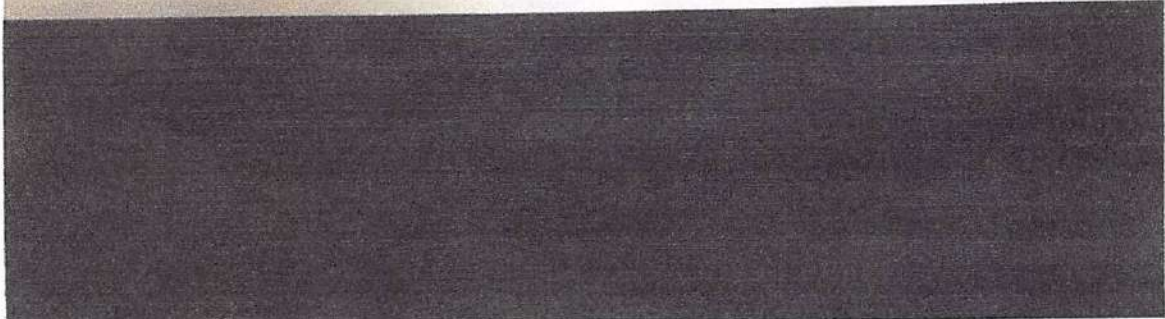
Description	Debit in US\$	Credit in US\$
Purchase Price		\$285,000.00
Real Estate Taxes 194 - 700 BZD	\$350.00	
Real Estate Taxes 195 - 1150 BZD	\$575.00	
Real Estate Commission - 8%	\$22,800.00	
General Sales Tax (GST) on Commission - 12.5%	\$2,850.00	
Property Survey - [REDACTED] (2 times 750 BZD)	\$750.00	
Bank, Wire & Transfer Fees	\$100.00	
Sub Total	\$27,425.00	\$285,000.00
Total Due to Seller at Closing in US\$	\$257,575.00	

Wire Instructions	USD - \$71,538.00
Name	Ella Dowd
Street	501 Hidden Garden Place
Place	Henderson, NV 89012
Bank Name	Wells Fargo
Street	420 Montgomery Street
Place	San Francisco, CA 94104
Account#	Account [REDACTED] 51
Routing #	Routing 12 [REDACTED] 8
SWIFT / IBAN	

Handwritten notes:
 - 98,500 USD CA
 87,537 USD
 To Belize
 18 March 2022

Balance to wired [REDACTED]

Seller's Name: _____ Seller's Signature: _____
 Date: _____



MEET THE TEAM



Frik De Meyere

+501 610 1223

[READ MORE](#)



Jaime Wesby

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[READ MORE](#)



Crystal Augustine

+ 501-614-6367

[READ MORE](#)



Veronica Ortega

+501 611-3446

[READ MORE](#)

CONTACT

Main Street Placencia
8:00am - 5:00pm
+501 611-3446
info@primebelize.com

MEET OUR PRIME AFFILIATE AGENTS

ALL PRIME AFFILIATE AGENTS ARE INDEPENDENT BUSINESS OWNERS, INDUSTRY HIGH POTENTIALS OR SEASONED CAREER MANAGERS IN DIFFERENT BUSINESS AND INDUSTRIES, BUT ALL WITH AN UNPARALLELED PASSION AND INTEREST IN THE BELIZE REAL ESTATE MARKET. THEY ARE SHOP MANAGERS, TOUR GUIDES, RESTAURANT OR RESORT OWNERS, BOAT CAPTAINS, FISHING GUIDES, DIVE MASTERS, MARKETING MANAGERS, ETC THAT SEEK THE EXPERT GUIDANCE FROM THE PRIME CORE TEAM TO BOOST THEIR REAL ESTATE PASSION, EXPLORE THE MARKET OPPORTUNITIES AND TO LEVERAGE THEIR PERSONAL REAL ESTATE SERVICES AND NETWORK.



David Logan

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Coriana Close

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Kamil Anderson

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Johnan Chun

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Ashton Forbes

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[READ MORE](#)



CONTACT

Main Street Placencia
8:00am - 5:00pm

+501 611-3446

info@primebelize.com



Belize



#14

Report Date: 22-Sep-2023

Run Time: 3:35:17 PM

Land Register Report for Parcel ID: 36-61-1405

PROPERTY SECTION:

Parcel ID: 36-61-1405
 Registration Section: Placencia North
 Original Registration Date: 01-Jan-1900
 Approximate Area (Acres): 0.1539
 Strata / Timeshare Details:
 Legal Description: 36-61-1405
 Metes & Bounds Description:
 Appurtenances:
 Status Indicators: Absolute Title, Private Land, Active Parcel, Freehold

PROPRIETORSHIP SECTION:

Entry #	Entry Date	Instrument	Description	Termination
1	1-Jan-1900		The current proprietor is UNKNOWN NOT REGISTERED.	Terminated on 14 Oct 2021 by URS-202113107.
2	14-Oct-2021	URS-202113107	SHAMROCK LIMITED - lot 3, Placencia Bay Estates, Placencia Village, STANN CREEK DISTRICT, Belize.	Transferred on 01 Feb 2022 by URS-202201104.
3	13-Jan-2022	URS-202200403	Land Certificate issued.	Transferred on 01 Feb 2022 by URS-202201104.
4	1-Feb-2022	URS-202201104	PRAIA SOLUTIONS LTD. - 122 Eve Street, Belize City, BELIZE DISTRICT, Belize.	
5	1-Feb-2022	URS-202201104	Land Certificate issued.	

INCUMBRANCES SECTION:

Entry #	Entry Date	Instrument	Description	Termination
No Entries				

#14

BELIZE
Registered Land Act
Chapter 194 - Laws Of Belize
Revised Edition 2000
TRANSFER OF LAND

REGISTRATION SECTION	BLOCK	PARCEL
PLACENTIA NORTH	36	1405
Area (Size): 744 77 3.4		

WE, SHAMROCK LIMITED

Of Lot No. 3, Placencia Bay Estates, Placencia Village, Stann Creek District, Belize

in consideration of *Eight Five Thousand Dollars in the United States of America Currency*
(the receipt whereof is hereby acknowledged) *(85,000.00 USD)*

HEREBY TRANSFER

To PRAIA SOLUTIONS LTD.

Of 122 Eve Street, Belize City, Belize C.A.

the land comprised in the above-mentioned title.

Dated this *31st* day of *January*, 20*22*


SHAMROCK LIMITED

Shamrock Limited

Signed by the Transferor

[Signature]
JORGE  Director

In the presence of

[Signature]
WITNESS *Angel* 

Signed by the Transferee

[Signature]
PRAIA SOLUTIONS LTD.
ILSE JOHANNA JOZEF VAN KEER Director

In the presence of

[Signature]
WITNESS





B E L I Z E
The Registered Land Act, 1980
Chapter 194, Laws of Belize
LAND CERTIFICATE

Registration Section	Block	Parcel
Placentia North	36	1405

AREA: 744.77 Square Yards

THIS IS TO CERTIFY that **PRAIA SOLUTIONS LTD.**

OF 122 Eve Street, Belize City, BELIZE DISTRICT, Belize

Is now registered as proprietor with TITLE ABSOLUTE of the above mentioned, land, subject to the entries in the register relating to the land and to such of the overriding interest set forth in section 31 of the Registered Land Act as may for the time being subsist and affect the land.

At the date hereof the following entries appear in the register relating to the land:

PART A – Property Section (easement, etc)

PART B – Proprietorship Section (inhibition, cautions and restrictions)

PART C – Incumbrances Section (Leases, charges, etc.)

Given under my hand and the seal of the Land Registry

This 1ST day of FEBRUARY, 2022.

[Handwritten Signature]
.....
Registrar of Lands

#14



Republic of Seychelles
INTERNATIONAL BUSINESS COMPANIES ACT, 2016
(Act 15 of 2016)

Certificate of Incorporation

THIS IS TO CERTIFY that, having satisfied all the requirements in respect of incorporation under the International Business Companies Act, 2016,

Mayan landscape Ltd

is incorporated in the Republic of Seychelles as an International Business Company,

on this **16th** day of **February 2022**

Given at Victoria, Seychelles.

D/Case



Company No: 233016

REGISTRAR OF INTERNATIONAL BUSINESS COMPANIES