

Angela T Franks
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Date: March 26, 2026

VIA CERTIFIED MAIL + EMAIL

First Allegiance
30 Union Street, Suite 44
Bayonne, NJ 07002
Email: code@firstallegiance.com

**RE: IMMEDIATE CEASE AND DESIST – UNAUTHORIZED
POSTING/INTERFERENCE**

Property: **1205 Columbia College Drive, Columbia, SC 29203**

To Whom It May Concern:

I represent the lawful owner/authorized property manager of the above-referenced Property.

On or about **February 12, 2026**, your company posted a notice at the Property stating the Property had been “secured,” instructing the public not to call about purchasing or renting, and asserting “THIS PROPERTY IS MANAGED BY: FIRST ALLEGIANCE,” with your phone and email.

You are hereby directed to CEASE AND DESIST immediately from any further acts including, but not limited to:

1. entering upon the Property for any purpose;
2. posting notices or signage;
3. changing locks, boarding, securing, or otherwise attempting to take possession/control;
4. contacting or threatening tenants or visitors;
5. representing that you own, control, or manage the Property;
6. interfering with leasing, rent collection, or the owner’s title/marketability.

RECEIVED

APR 06 2026

SC Court of Appeals

If you contend you have lawful authority, you must provide within **24 hours** all documentation supporting your claim, including:

- the name of your client,
- any court order/writ authorizing entry or possession,
- recorded deed/assignment (if claiming ownership),
- and the legal basis for posting the notice.

If you do not immediately comply, the owner will seek emergency relief in court, including a **Temporary Restraining Order and Preliminary Injunction**, and will pursue all available remedies, including damages for trespass, interference with tenancy, and title/marketability harm.

This letter is sent without waiver of any rights or remedies.

Sincerely,

A handwritten signature in black ink, appearing to read "Angela T Franks". The signature is written in a cursive, flowing style.

Angela T Franks, Owner