

December 2, 2024

President Francisco Eiter Cruz M

Colegio de Abogados

De, 100 metros oeste y 100 metros norte,

Rotonda de las Garantías Sociales,

San José, Los Abogados, 10105

Subject: Urgent Demand for Accountability and Resolution of Legal/Unlawful Misconduct and return of stolen funds.

Dear President Francisco Eiter Cruz M.,

I am writing to formally address the critical legal and ethical and unprofessional public documented unlawful violations and crimes I have endured at the hands of public corrupted attorneys in Costa Rica, whose reckless unlawful actions have caused significant harm to myself and other United States investors. This correspondence serves as both a demand for immediate action and an official record of these ongoing unlawful crimes.

Background: Legal Misconduct by Attorney Karl Villalobos Hoffmann

On August 13, and 16, 2024, I retained the legal services of attorney Karl Villalobos Hoffmann and paid him \$1,000.00 USD to file a criminal complaint with the Colegio de Abogados against attorney Jose Juan Sanchez Chavarria. This complaint pertained to attorney Jose Juan Sanchez Chavarria's gross nefarious intentional negligence, which caused me to lose a legal case in Puntarenas Courts. Specifically, his failure to respond to Judge Douglas Quesada's order within the required timeframe led to substantial financial losses, including:

- Real estate appraisal fees
- Additional legal fees
- Unpaid returns to the United States investors
- Loss of income from my Hotel business for more than 3 years in Costa Rica
- Severe psychological tortuous stress and hardship
- Death threats
- Conspiracy to murder crimes

Despite more than eight documented requests via email, text, and phone calls, attorney Karl Villalobos Hoffmann failed to provide the name of the judge or a copy of the filed criminal complaint. He claimed to have received death threats and relocated his office, yet no verifiable proof of the criminal complaint's filing or resolution was provided.

On June 10, 2024 attorney Karl Villalobos Hoffmann abruptly resigned from representing me, threatened legal action if I continued to contact him, and refused to return my legal documents,

including evidence against attorney Jose Juan Sanchez Chavarria. To date, attorney Karl Villalobos Hoffmann has failed to:

- Provide a copy of the documented filed criminal complaint with the college of attorneys
- Return the \$597.00 USD unlawfully fraudulently charged for real estate appraisal fees
- Return of \$12, 597.00 Extorted funds from attorney Jose Jaun Sanchaz Chavarria reckless actions recorded in the Puntarenas Court public records for the world to see.
- Return the \$1,000.00 USD I paid for legal service
- Return all attorney Fraud Los Honorarios fee

Confidentiality Breaches and Professional Misconduct:

- Villalobos disclosed client information of a third party (identified as Sergio) by mistakenly providing me with an itemized receipt intended for this other client. Such a breach of confidentiality demonstrates Villalobos's gross negligence, un-professionalism, and violation of ethical standards in handling client information. I only realized I had the receipt meant for Sergio a few days later when deciding to take photos of the receipts to have digital backups.

Misconduct by Attorney Antonio Luis Cabullio Pacheco

Separately, I retained attorney Antonio Luis Cabullio Pacheco to file a lawsuit against public corrupted attorney Cristian Eduardo Zamora Sequeira for the scamming theft of \$35,000.00 USD from my United States Wells Fargo bank account. Attorney Antonio Luis Cabullio Pacheco failed to file the lawsuit and instead unlawfully retained \$750.00 USD of my funds and placed the United States Investors at risk of losing the capital they invested in Costa Rica and knowingly and intentionally placed United States Investors at risk of death threats and conspiracy to murder crimes knowingly leaving me with no money for food, and medical assistance, water, basic necessities and money for real estate properties taxes due to the Municipality of Jaco Government Real Estate properties tax department Mayor Francisco Jose Gonzalez Madrigal.

Broader Context: Public Corruption and Legal Failures

These events reflect a broader crisis in Organized Public Corruption and judicial accountability in Costa Rica. The United States (DOS) of Foreign Affairs has recently raised the security level from level 2 to Level 3 due to unprecedented levels of horrendous public corruption crisis, crimes and murders, including using and exploiting minors and children under 18 years old to commit the murders, which negatively impact investors and tourists alike. My case exemplifies the damage caused by this systemic failure.

Immediate Demands

On behalf of myself and other United States investors, I am formally requesting the following within five (5) days of receiving this certified letter:

- 1.A filed copy of the criminal complaint submitted by attorney Karl Villalobos Hoffmann against attorney Jose Juan Sanchez Chavarria.
- 2.A full refund of the \$1,000.00 USD paid to attorney Karl Villalobos Hoffmann
- 3.A full refund of the \$750.00 USD unlawfully retained by attorney Antonio Luis Cabullio Pacheco
- 4.Return of the \$35,000.00 USD scammed and stolen by attorney Cristian Eduardo Zamora Sequeira these funds are by law demanded in order to pay the Jaco Municipality Government Real Estate property taxes department that are due forthwith

Failure to comply with these demands will result in further legal action and public reporting to all relevant authorities, including:

- U.S. Department of State, Foreign Affairs Investigation
- Wells Fargo Bank Fraud Investigation Department
- Federal Bureau of Investigation (FBI)
- Costa Rican law enforcement, including OIJ
- Human Rights Violations Crimes Department

Broader Accountability

In addition to the above, I urge the Colegio de Abogados to thoroughly investigate the documented theft of attorney services, conflicts of interest discriminatory hate crimes, and fraudulent actions by the named and identified public corrupted attorneys whose names have been provided to the United States Federal Investigators and Costa Rica OIJ director Randell Zuniga and Federal Government data public computer records and News Media and News Press investigation reporters records . These nefarious unlawful actions have not only damaged my ability to sustain my livelihood but have also tarnished Costa Rica's reputation as a safe and trustworthy destination for international investors.

This is my third formal complaint, supported by more extensive documented public courts records incriminating evidence, that has been provided to the College of Attorneys including:

- Receipts for payments made to attorneys Karl Villalobos Hoffman and attorney Antonio Luis Cabillio Pacheco

- A copy of the \$35,000.00 USD Wells Fargo funds check stolen by Cristian Eduardo Zamora Sequeira and illegally written in his own handwriting according to Jaco Expediente: 24-000196-0645-PE. Attorney investigators stated the documented unlawful crimes committed by Zar Abogados Law Firm attorney Cristian Eduardo Zamora Sequeira is a very serious Federal Felony offense crime, however instead of arresting attorney Cristian Eduardo Zamora Sequeira Jaco Police Department attorney engaged in an Organized Public Corruption Cover up with the evidence Fiscalia De Garabito attorney Lic Eduardo Mora Casconte requested for the investigation of the \$35,000.00 USD Wells Fargo funds check in his hands scammed and robbed by Cristian Eduardo Zamora Sequeira and Co conspirator attorney Yorleni Diaz. Fiscalia De Garabito attorney Lic Eduardo Mora Casconte and Jaco Police Department's English-Spanish translator, Co conspirator Real Estate agent Glynne Daphne Rochester stated and advised me not to mention or say anything about attorney Jose Juan Sanchez Chavarria and Yamileth De Los Angeles Araya Lara Mila to the Jaco Police attorney Lic Eduardo Mora Casconte.

- Fiscalia De Garabito attorney Lic Eduardo Mora Casconte deliberate and intentaily left me with No Money for food No money for Medical fees and no money to pay the Jaco Municipality Government Real Estate Property taxes these inhuman crimes committed warrant the immediate revocation of attorney license by the College of Abridados for life for the Documented Organized Public Corruption Cover Up Crimes committed by Co conspirator attorney Lic Eduardo Mora Casconte is a Public Disgrace it's because of attorneys like Fiscalia De Garabito attorney Lic Eduardo Mora Casconte the United States (DOS) Foreign Affairs investigation department raised the security level from 2 to level 3

- Correspondence documenting the attorneys' unlawful documented public courts records misconduct for the World to See.

Closing

This is a critical issue of public integrity and investor confidence. The United States Investors and I trust that the Colegio de Abogados President Francisco Eiter Cruz Marchena will uphold its duty to ensure justice and accountability and the return of all documented stolen funds from the United States Wells Fargo bank account. According to investigation news press public documented report this is not the first time public corrupted unethical unprofessional attorney Jose Juan Sanchez Chavarria has robbed United States Investors

The documented gross negligence has reached a public outrageous breaking point that will no longer be tolerated by the College of Attorneys. The witnesses President Rodrigo Chaves, the OIJ, the United States (DOS) of Foreign Affairs Investigation Department director Anthony J Blinken, United States Wells Fargo Bank Fraud Investigation Department, Federal Bureau of Investigation (FBI), Investigator Bob Nygaard, and News Media and News Press investigative reporters all now publicly know you too

now have all the documented public records courts evidence in your possession in your hands to lawfully by law demand the return of stolen funds, it would behoove you to fail and refuse to demand the named and identified public corrupted attorneys return the stolen funds with the documented incriminating evidence in your possession they unlawfully publicly stole from the United States Investors and all the funds stolen and extorted from the United States Wells Fargo Bank account.

The College of attorneys and President Francisco Eiter Cruz Marchena have witnessed documented and horrendous ongoing HUMAN RIGHTS VIOLATIONS, Organized Public Corruption, Cover Ups, Obstruction of Justice, discriminatory slandering, defamation of character hate crimes, aiding and abetting to steal real estate Hotels and Homes that have been paid for by United States Investors, DEATH THREATS and CONSPIRACY TO MURDER United States Investors in Costa Rica. TO attempt to continue to EXTORT FUNDS FROM A UNITED STATES WELLS FARGO BANK ACCOUNT in the United States, and in Costa Rica are serious, very serious Federal Felony offense crimes in both countries, especially with all the documented public records courts evidence and Wells Fargo Bank Check in the amount of \$35,000.00 U.S. dollars in the possession of the College of Attorney's hands, and in the possession of Public Corrupted Co conspirator Fiscalia De Garabito attorney Lic Eduardo Mora Casconte and Jaco Police Department's English-Spanish translator, Co conspirator Real Estate agent Glynne Daphne Rochester.

It is no longer if the named and identified public corrupt officials and attorneys will be caught and going to jail, it's when.

Thank you College of attorney's and President Francisco Eiter Cruz Marchena for your attention to this organized public corruption crisis urgent matter.

God Bless United States of America and God Bless Costa Rica

Respectfully, I am

Enzo Vincenzi

My contact email: oceanbeachjaco@gmail.com

My hotel's contact address:

Ocean Beach Jaco Hotel

Residencial Jaco Sol, detras de Plaza Coral

Garabito 61101

Jaco, Costa Rica

Cc:

President Donald J. Trump December 2, 2024 and January 20, 2025 - 12: 00 PM

- U.S. Department of State, Foreign Affairs Investigation
- U.S. Wells Fargo Bank Fraud Investigation Department
- Federal Bureau of Investigation (FBI)

- Human Rights Investigation Department
- Investigator Bob Nygaard
- U.S. Attorney Elliot S. Schessel
- United States Investors and Rosanna Vincenzi
- President Rodrigo Chaves, Costa Rica
- OIJ Director Randell Zuniga
- Mayor Francisco Jose Gonzalez Madrigal
- Honorable Judge Maureen Viquez Cordoba
- Honorable Judge Douglas Quesada
- Costa Rica Immigration Department Raquel Vargas Jaubert
- News Media and News Press Investigative Journalists
- Jaco Police Department attorney Investigator Fiscalia De Garabito Lic Eduardo Mara Casconte
Numero De Expendente 24-000196-0645-PE Correo pun-fisc-gar@poder-judicial.go.cr

Thank You President Rodrigo Chaves, Honorable Judge Maureen Viquez Cordoba, and Honorable Judge Douglas Quesada for your assistance and integrity in addressing these issues.