

MEDIATOR QUALIFICATIONS BOARD

Southern Division

In Re: La Marris T. Cooper

Case Number: QCC 2014-050

Panel: Honorable William Stone
 Reginald Clyne
 Eugene Walker
 Elinor Robin
 Valerie Kiffin-Lewis

Order Accepting Admission to Formal Charges and Imposing Sanctions

The Mediator Qualifications Board, Southern Division, by its duly designated five-member Panel, upon considering the attached *Admission and Stipulation*, enters its order in this matter pursuant to Rule 10.820(b), Florida Rules for Certified and Court-Appointed Mediators as follows:

1. Upon the concurrence of all five members of the Panel, the Board accepts Respondent/La Marris T. Cooper's *Admission to Charges and Stipulation to Imposition of Sanctions* filed in this cause and adopts all of its' terms and conditions, which is fully incorporated herein by reference and made a part thereof as Appendix A. Accordingly, the Panel hereby imposes and adopts all sanctions and conditions enumerated in the attached *Admission to Charges and Stipulation to Imposition of Sanctions*.

2. a) The mediator/applicant renewal application is DENIED.

b) The mediator/applicant is barred and estopped from applying to be a certified mediator in the State of Florida by and through the Dispute Resolution Center, or its successors, under any certification areas for a period of five (5) years from the date of the ratification of this Admission and Stipulation. Should the mediator/applicant apply again before the five years has passed, the application will be summarily denied without need to assign a panel.

c) See Admission and Stipulation for further and more detailed requirements.

3. Each party shall bear its own attorneys' fees and costs.

4. Pursuant to Rule 10.830 (f) and (g), Florida Rules for Certified & Court-Appointed Mediators, the Florida Dispute Resolution Center shall post on its' website and publish the respondent mediator's name and a short summary of the circumstances of this case, and shall notify the circuits of the respondent mediator's sanctions and denial.

Dated this 6TH day of JULY, 2015

W F Stone

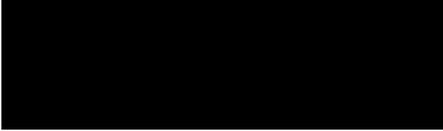
Hon. William Stone, Panel Chair

JUL - 6 2015

Date

Copies furnished to:

La Marris T. Cooper



Warren Eth, Esq., Prosecutor



Janice Fleischer, Director
Florida Dispute Resolution Center



MEDIATOR QUALIFICATIONS BOARD

In Re: Lamarris T. Cooper

Case No.: QCC2014-050

ADMISSION AND STIPULATION

WHEREAS, the Qualifications Complaint Committee of the Mediator Qualifications Board has found probable cause and brought formal charges against the above-referenced Applicant alleging violations of Rules 10.110, 10.110(c)(4)(A, C, D, G, H, K and F) of the Florida Rules for Certified and Court-Appointed Mediators; and

WHEREAS, a hearing on the formal charges against the Applicant has not yet been scheduled, and

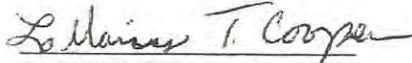
WHEREAS, the Applicant wishes to admit to the formal charges, waive the right to a hearing and agree to the imposition of sanctions without the necessity of a hearing;

NOW, THEREFORE, the parties agree as follows:

1. The Applicant admits to all of the allegations set forth in the Formal Charges and the exhibits attached thereto, filed and fully incorporated herein by reference and attached hereto as Admission and Stipulation Exhibit A.
2. The Applicant accepts the imposition of the following Sanctions:
 - a) The Applicant's application to be certified as a mediator by the Dispute Resolution Center is DENIED.
 - b) The Applicant is barred and estopped from applying to be a certified mediator in the State of Florida, by and through the Dispute Resolution Center, or its successors, under any certification areas for a period of FIVE (5) years from the date of the ratification of this Admission and Stipulation. Should the Applicant apply again before the FIVE years has passed, the application will be summarily denied and the provisions of Paragraph 3 will be applicable.
3. Any default of this agreement by the Applicant will result in this matter returning to an assigned Hearing Panel for further disciplinary action. The Applicant understands and agrees that jurisdiction is reserved to ensure the compliance by the applicant to the admission and sanctions set forth in this document.
4. Upon the acceptance of this Admission and Stipulation by the assigned Hearing Panel, the Applicant waives all rights to a Final Hearing; to seek review under the Florida Rules for Certified and Court-Appointed Mediators; or to otherwise challenge or contest the validity of this Admission and Stipulation and/or any final order to be entered by the

Hearing Panel. The applicant waives these rights knowingly and voluntarily and understanding the waiver is complete and binding.

5. If requested, the Applicant authorizes the Hearing Panel and/or MQB to review and examine all investigative file materials concerning the Mediator in connection with the consideration of this Admission and Stipulation. The Applicant agrees that consideration of this Admission and Stipulation and other related materials by the Hearing Panel and/or the MQB shall not prejudice or preclude the Hearing Panel, the MQB, or any of their members from further participation, consideration, or resolution of this proceeding if the terms and conditions of this Admission and Stipulation are not deemed acceptable by the Hearing Panel. Furthermore, the Applicant understands that the final ORDER in this cause will be entered by the Hearing Panel and/or MQB and that ORDER is binding on the parties. The Applicant understands the DRC shall follow all of its normal practices and procedures regarding disclosure of an Admission and Sanction and corresponding ORDER from the Hearing Panel and/or MQB and shall abide by any and all ORDER by the Hearing Panel and/or MQB. The DRC and the applicant agree that upon acceptance by the Hearing Panel of the Mediator Qualifications Board of this admission and stipulation, each party shall bear its own attorneys' fees and costs.

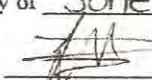

Lamarris T. Cooper

STATE OF FLORIDA)
COUNTY OF Brevard)

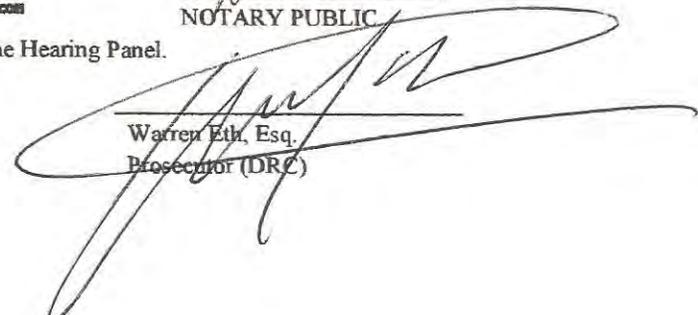
Before me, personally appeared Lamarris T. Cooper whose identity is known to me by the production of the following identification DHC 116-538-70-6341 and who, under oath, sworn and subscribed, acknowledges that he executed this document freely, knowingly and voluntarily and for the purposes herein expressed.

Sworn and subscribed before me this the 25 day of June, 2015.




NOTARY PUBLIC

Agreed, pending approval of the Hearing Panel.


Warren Eth, Esq.
Prosecutor (DRC)

MEDIATOR QUALIFICATIONS BOARD

Qualifications Complaint Committee

In Re: Lamarris T. Cooper

Case No. QCC2014-050

FORMAL CHARGES

The Mediator Qualifications Board, Qualifications Complaint Committee, duly constituted pursuant to the Florida Rules for Certified and Court Appointed Mediators, having examined the Application for Re-Certification as a County Court Mediator by Lamarris T. Cooper, hereinafter the Applicant, the attachments thereto, the information submitted by the Applicant and, thereafter, having reviewed the Response to the Complaint by the QCC tendered by the Applicant and facts as set forth herein, to determine whether the Applicant meets the good moral character requirement as set forth in the Rules, the Qualification Complaint Committee finds probable cause that:

The Applicant fails to possess the good moral character as required by Rule 10.110, Florida Rules for Certified and Court Appointed Mediators, for any mediator certification by the Florida Supreme Court.

This finding is based on the following findings of fact, averred as follows:

A. The Applicant committed serious violations of ethics, law, breaches of an Oath of Office and negligently facilitated fraud with misdeeds concerning actions the Applicant took as a Notary Public:

- 1) That on or about August of 2006, the Applicant became a commissioned Notary Public, in the State of Florida, and swore an oath that she has “read Chapter 117, Florida Statutes, and any amendments thereto, and know the duties, responsibilities, limitations and powers of a notary public; and that I will honestly, diligently and faithfully discharge the duties of Notary Public”, *See Formal Charges Exhibit A, attached hereto and incorporated herein by reference.*
- 2) That on or about May of 2007, the Applicant met with a Mr. Black in reference to notarizing Mortgage papers to be used by Mr. Black, in association with a mortgage

broker Ms. Shani Simpson, who the Applicant had agreed to assist as a document preparer and a signing agent.

- 3) That the Applicant noticed, while preparing and pre-stamping the documents, “a Balloon payment with some outrageous amount in a short period of time”.
- 4) That Mr. Black noticed this provision as well and refused to sign the document. However, the applicant had already unlawfully and acting in contravention of her oath as a notary, *signed her name and notarized the documents in blank*. Thereafter, Mr. Black left, purporting to return the next day.
- 5) That the Applicant placed the unlawfully created “notarized in blank” documents in her drawer. Thereafter, after receiving a call, presumably from Ms. Simpson, that the Applicant allowed the “notarized in blank” documents to be released to Ms. Simpson.
- 6) That the unlawfully created “notarized in blank” documents were used by persons unknown to the DRC to create a fraudulent mortgage application that was submitted to BB&T Bank.
- 7) That a Mr. Glen Cummings of BB&T Bank investigated and received an admission from the Applicant of her misconduct. That Mr. Cummings submitted a complaint to the Notary Commission, Office of the Governor of the State of Florida, on or about October 5, 2007, *See Formal Charges Exhibit B*, attached hereto and incorporated herein by reference.
- 8) That the Applicant resigned her commission as a Notary Public rather than addressing the Complaint by Mr. Cummings, *See Formal Charges Exhibit C*, attached hereto and incorporated herein by reference, when an inquiry to address the complaint was sent to the Applicant by the Notary Commission, and that as a result of said resignation there remains a legal hold on the Applicants ability to become a Notary Public in the State of Florida, *See Formal Charges Exhibit D*, attached hereto and incorporated herein by reference (Letter from Office of the Governor reference the legal hold on the Applicants account). Furthermore, as referenced in the letter by

the Office of the Governor, “Based on the complaint file, it appears Cooper resigned from her notary commission *without cooperating with or responding to the investigation* by the Governor’s office, as required. As a result, a permanent hold was placed on her commission in our notary database”, *Id.* at Exhibit D (*emphasis added*).

- 9) That the Applicant has admitted her misconduct in a written statement to the DRC in the course of its investigation, *See Formal Charges Exhibit E*, attached hereto and incorporated herein by reference.
- 10) That on or about March 2, 2015 a Complaint was drafted and sent by the DRC to the Applicant setting forth the aforementioned, *See Formal Charges Exhibit F*, attached hereto and incorporated herein by reference and providing the Applicant an opportunity to respond within 20 days pursuant to Rule 10.810(g).
- 11) That the applicant did respond to the Complaint, *See Formal Charges Exhibit G*, attached hereto and incorporated herein by reference, and again admitted the misconduct at issue.

AND NOW these factual allegations, when evaluated pursuant to the criteria set forth in Rule 10.110(c)(4), demonstrate that the applicant does not presently possess the good moral character necessary for Certification by the Florida Supreme Court, in any certification area:

1. The conduct of the Applicant demonstrates an inability and/or unwillingness to comply with the laws of the State of Florida relevant to the practice of being a Notary Public. Such conduct would necessarily interfere with and call into question the mediator’s duties and responsibilities. Furthermore, the Applicant’s actions statutorily “constitute[s] malfeasance and misfeasance in the conduct of official duties”, per F.S. §117.107(9), and were further contrary to F.S. §117.107(3) and (10), all pertinent to the lack of good moral character as considered under Rule 10.110(c)(4)(A).
2. The Applicant’s conduct was serious in nature, with negligent and reckless disregard for the possibility of facilitating fraud and betraying an Oath of Office. In fact, the conduct did indeed result in fraudulent filings by a third party. The applicant’s conduct presents serious issues under Rule 10.110(c)(4)(C, G and H).
3. The Applicant resigned her Notary Commission and her ability to become a Notary again has been administratively blocked by a “legal hold” by the Office of the Governor,

Notary Section, and as the letter from the Governor indicates, "it appears Cooper resigned from her notary commission without cooperating with or responding to the investigation by the Governor's office, as required", to be considered under Rule 10.110(c)(4)(K).

4. The Applicants age and education were insufficient to dissuade and prevent her actions despite being of age and experience to know better, under Rule 10.110(c)(4)(D).
5. That the information relied upon is extremely reliable and admitted as true by the Applicant, Rule 10.110(c)(4)(F).

BASED ON THE FOREGOING, with probable cause found, the matter is hereby forwarded for assignment to a hearing panel pursuant to Rule 10.800(a)(3).

QCC Chair: 

Date: 5/15/15

Copies, at this time, to:

Florida Dispute Resolution Center

Applicant: Lamarris T. Cooper

Copies shall have the same force and effect as originals.

Exhibits "A" through "G" attached, having been incorporated herein by reference within the body of the Formal Charging document.

Exhibit A

Notary Public Commission Application and Oath



NOTARY PUBLIC COMMISSION APPLICATION

Florida Department of State
Notary Commissions (850) 245-6975

103017

This application and the information it contains, except social security number, are public record and may be disclosed to any person upon request.

Full Name: _____ (First) _____ (Last)

Home Address: _____ (Street) _____ (City) _____ (State) _____ (County) _____ (Zip)

Place of Employment: _____ Unemployed Retired

Business Address: _____ (Street) _____ (City) _____ (State) _____ (Zip)

Mail to: Home Business Other Address: _____ (Street or P.O. Box) _____ (City) _____ (State) _____ (Zip)

Home Phone: _____ Business Phone: _____ (or write NONE) Extension: _____

E-Mail Address: _____ Sex: M F Race: _____

Florida Driver's License (or other State of Florida issued ID): _____ Date of Birth: _____ (Month/Day/Year)

- Are you a legal resident of Florida? Yes No (If No, you are not eligible to apply for a notary commission. Legal residency must be maintained throughout the appointment.)
- Are you a United States citizen? Yes No (If No, you must submit a recorded Declaration of Domicile. Obtain this document from your County Clerk's Office.)
- Are you now or have you ever been commissioned a Notary Public in the State of Florida? Yes No (If No, you must complete a 3 hour notary education course and submit a signed certificate of completion. (Ch. 608.30(1)(F.S.))
If Yes: _____ (Commission expiration date) _____ (Commission number) _____ (Place in which your commission was issued)
- Have you held any professional licenses or commissions (other than Notary Public) in Florida during the past 10 years? Yes No (If Yes, please list) Teacher, Cosmetologist Have they been revoked? Yes No (If Yes, attach an explanation.)
- Have you been disciplined by a regulatory agency, including The Florida Bar, and including disciplinary action that is confidential? Yes No (If Yes, you must submit a written statement about the nature of the action and any supporting documentation, such as a copy of the Final Order from the regulating agency.)
- Have you been convicted of a felony, had adjudication of guilt withheld, or are you on probation? Yes No (If Yes, you must submit a written statement of the nature of the offense(s), a copy of the court judgement and sentencing order. If convicted, you must submit a Certification of Restoration of Civil Rights.)

STATE OF Florida AFFIDAVIT OF CHARACTER Broward County

Vanessa W Bruton an unrelated to and have known Lamaris Cooper for one year
(Print or Type Name of Affiant) (Name of Applicant)

or more; and to the best of my knowledge and observation know (him/her) to be of good character.

My address is _____ (Street) _____ (City) _____ (State) _____ (Zip)

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AFFIDAVIT AND THAT THE FACTS STATED IN IT ARE TRUE.

Home Phone: _____ Work Phone: _____ (or write NONE)

X Vanessa W. Bruton
(Signature of Affiant)

STATE OF FLORIDA OATH OF OFFICE County Broward

I DO solemnly (swear/affirm) that I will support, protect and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State of Florida; that I have read Chapter 117, Florida Statutes, and any amendments thereto, and know the duties, responsibilities, limitations, and powers of a notary public; and that I will honestly, diligently, and faithfully discharge the duties of Notary Public, State of Florida, on which I am now about to enter. (so help me God).

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND OATH AND THAT THE FACTS STATED THEREIN ARE TRUE. I accept the office of Notary Public, State of Florida.

X [Signature] Lamaris T. Cooper 8-13-06
(Signature of Applicant - This is the name to which your commission will issue) (Print or Type Name - Must match signature) (Date)

Exhibit B

Governor's Office Notary Section Internet Complaint Form

The Governor's Office Notary Section Internet Complaint Form

Please carefully review this complaint form once you have included all information. You must include a copy of the improperly notarized document along with the complaint form.

Name: Glenn Cummings

Title: [REDACTED]

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip Code: [REDACTED]

Telephone: [REDACTED]

What is the name, commission number, and expiration date of the notary public that is the subject of this complaint?

Notary Misconduct: LaMarris T. Cooper

Notary ID: [REDACTED]

Certificate: [REDACTED]

Issue Date: [REDACTED]

Expire date: [REDACTED]

Address: [REDACTED]

DESCRIBE YOUR COMPLAINT; PROVIDE FACTS OF ALLEGED MISCONDUCT AND A COPY OF THE IMPROPERLY NOTARIZED DOCUMENT. (Please do not write on the back of this form. You may use a separate sheet if necessary. Must be typewritten or clearly printed.)

On 10/10/2007, Ms. Cooper stated that she had notarized blank mortgage loan documents. The blank loan documents in question then had forged signatures added and were submitted to Branch Banking & Trust (BB&T) to obtain a mortgage loan.

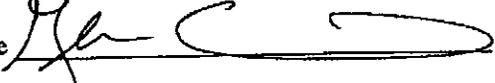
The BB&T mortgage loan was issued to a Mr. Black.

Mr. Black reviewed the BB&T mortgage loan documents in question that had his signatures on them along with Ms. Cooper notary seal and signatures.

Mr. Black stated that the signatures on the mortgage loan documents were not his and provided BB&T an affidavit of signature forgery/ fraud.

Enclosed find one of the many BB&T mortgage loan documents in question.

I affirm that I have provided the above information completely and truthfully to the best of my knowledge.

Signature 

Date 10/25/2007

RETURN TO: OFFICE OF THE GOVERNOR
NOTARY SECTION, 209 CAPITOL
TALLAHASSEE, FL 32399-0001

29
9/21/07

EXHIBIT

GRANTOR: Larry Black
LENDER: Branch Banking and Trust Company (BB&T)
DATE OF SECURITY DEED: May 15, 2007

9161312867 09002

WAIVER OF BORROWER'S RIGHTS

BY EXECUTION OF THE PARAGRAPH, GRANTOR EXPRESSLY: (1) ACKNOWLEDGES THE RIGHT TO ACCELERATE THE DEBT AND THE POWER OF ATTORNEY GIVEN HEREIN TO LENDER TO SELL THE PREMISES BY NONJUDICIAL FORECLOSURE UPON DEFAULT BY GRANTOR WITHOUT ANY JUDICIAL HEARING AND WITHOUT ANY NOTICE OTHER THAN SUCH NOTICE AS IS REQUIRED TO BE GIVEN UNDER THE PROVISIONS OF SAID SECURITY DEED; (2) WAIVES ANY AND ALL RIGHTS WHICH GRANTOR MAY HAVE UNDER THE FIFTH AND FOURTEENTH AMENDMENTS TO THE CONSTITUTION OF THE UNITED STATES, THE VARIOUS PROVISIONS OF THE CONSTITUTION FOR THE SEVERAL STATES, OR BY REASON OF ANY OTHER APPLICABLE LAW TO NOTICE AND TO JUDICIAL HEARING PRIOR TO THE EXERCISE BY LENDER OF ANY RIGHT OR REMEDY HEREIN PROVIDED TO LENDER, EXCEPT SUCH NOTICE AS IS SPECIFICALLY REQUIRED TO BE PROVIDED IN SAID SECURITY DEED; (3) ACKNOWLEDGES THAT GRANTOR HAS READ THIS SECURITY DEED AND ANY AND ALL QUESTIONS REGARDING THE LEGAL EFFECT OF SAID DEED AND ITS PROVISIONS HAVE BEEN EXPLAINED FULLY TO GRANTOR AND GRANTOR HAS BEEN AFFORDED AN OPPORTUNITY TO CONSULT WITH COUNSEL OF GRANTOR'S CHOICE PRIOR TO EXECUTING THIS DEED; (4) ACKNOWLEDGES THAT ALL WAIVERS OF THE AFORESAID RIGHTS OF GRANTOR HAVE BEEN MADE KNOWINGLY, INTENTIONALLY AND WILLINGLY BY GRANTOR AS PART OF A BARGAINED FOR LOAN TRANSACTION; (5) ACKNOWLEDGES THAT GRANTOR'S RIGHTS TO NOTICE SHALL BE LIMITED TO THOSE RIGHTS TO NOTICE PROVIDED IN THIS SECURITY DEED AND NO OTHER; AND (6) AGREES THAT THE PROVISIONS HEREOF ARE INCORPORATED INTO AND MADE A PART OF THE SECURITY DEED.

READ AND AGREED BY GRANTOR:
Signed, sealed and delivered in the presence of:

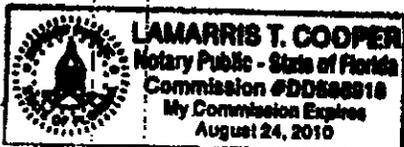
x [Signature]
Witness
x [Signature]
NOTARY PUBLIC

x [Signature] (SEAL)
Grantor Larry Black

Grantor (SEAL)

Grantor (SEAL)

Grantor (SEAL)



August 24, 2010

Not my Signature
Larry J Black
9/21/07

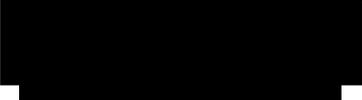
1674GA (0403)

CLERK'S NOTE: CONTINUE NEXT PAGE

Exhibit C

Letter of Resignation as Notary by Applicant

LAMARRIS T. COOPER



**VIA FEDERAL EXPRESS
AIRBILL# 848502981582**

November 19, 2007

Heather Slager
Notary Education Coordinator
State of Florida
Office of the Governor



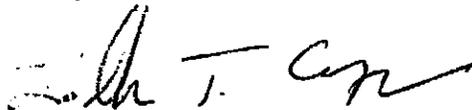
RE: Lamarris T. Cooper



Dear Ms. Slager:

I am in receipt of your letter dated October 31, 2007. With regard to same, I am hereby tendering my resignation as a Florida Notary Public, which resignation shall be effective immediately. I trust by my resignation, no further response is necessary.

Very truly yours,



LAMARRIS T. COOPER

Exhibit D

Letter by Office of the Governor Notary Section to Applicant



RICK SCOTT
GOVERNOR

STATE OF FLORIDA

Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com
850-488-7146
850-487-0801 fax

December 19, 2014

Warren Eth, Esquire

RE: QCC2014-050 (LaMarris T. Cooper)

Dear Mr. Eth:

As requested, please find enclosed (1) a copy of the Notary Public Commission Application of LaMarris Travino Cooper, dated August 3, 2006; and (2) a copy of all materials, correspondence, and documents received or generated by this Office regarding a complaint of misconduct filed against the notary commission of LaMarris T. Cooper in late-2007.

Based upon the complaint file, it appears Cooper resigned from her notary commission without cooperating with or responding to the investigation by the Governor's office, as required. As a result, a permanent hold was placed on her commission in our notary database. The effect of this permanent hold would alert this Office in the event Cooper applied to obtain a notary commission at a later date, and she would be required to fully address the allegations of the 2007 complaint before she could be appointed.

If you have any further questions, please do not hesitate to contact this Office at (850) 717-9529, or via email at NOTARY@eog.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Heekin", written over a large, stylized circular flourish.

John P. Heekin
Assistant General Counsel

Enclosures.

Exhibit E

Written Statement by Applicant

Ms. LaMarris T. Cooper



Mr. Warren Eth, Esq.



Via Electronic Mail as PDF

In Re LaMarris T. Cooper QCC2014-050

Monday, February 02, 2015

Mr. Warren:

This explanation is in response to the Notary Misconduct allegation.

To the best of my knowledge I was a secretary / office manager at Sutton Capital, LLC part time. This was located at 3511 W. Commercial Blvd #402 Fort Lauderdale FL 33309. Here I practice independently as a notary / signing agent (certificate from Huckleberry Notary). This office was also a satellite office for United Homes Mortgage which I was a mortgage broker as well. My full time employment was with Broward County School Boards (Silver Lakes Middle School).

In an office next to suite #402 was another business where I met Ms. Shani Simpson whom stated she was the owner of AMERICAN EAGLE TITLE PROCESSING & MARKETING INC. She asked me if I wanted to be a signing agent for her company and do some of the closing docs. I was excited and at that time I did agreed to do so. At some point I was asked to do the closing for Mr. Black in which I agreed. When the time came to do

the closing; Ms. Simpson had asked the owner of Sutton Capital, LLC if she could leave the closing documents on my desk; because I was at my full time job and she needed the closing done that day. Upon me arriving to Sutton Capital, LLC and reviewing the documents; I noticed that it was a Balloon payment with some outrageous amount in a short period of time. I then tried to call Ms. Shani Simpson to see if it was a mistake. I do not remember how that conversation went. I had already started pre-stamping the doc, because I was sure Mr. Black was going to sign the closing docs.

Mr. Black has now entered my office and we introduced ourselves and begin to talk. He showed his ID and I made a copy of it for my records. Mr. Black then started looking at the docs and he noticed the balloon payment as well. He then tried to call Ms. Shani Simpson; but she did not answered. Mr. Black then stated he was not signing the docs and would come back tomorrow. I then walked him out and I place the pre-stamped closing docs in my desk drawer in my office. I then expressed to Mr. James Howard the owner of Sutton Capital what had happened.

I then called Ms. Shani Simpson and expressed to her my concerns and also let her know that Mr. Black said he was not going to sign the docs and he will be back tomorrow. The next day I was given a called asking for the paper work. I instructed Mr. Howard that the paper work was in my desk drawer and he could give Ms. Shani Simpson the paper work that she asked for which was the closing docs. I had no idea that she would forge Mr. Black signature.

I do acknowledge my misconduct and I understand that I was not supposed to pre-stamp any documents or supposed to address any issues in any documents that I have to notarized; but I guess my human side took control of the situation.

To my knowledge I got a call from Mr. Black about the paper work and he asked me about him signing the paper work, which I told him he did not

sign any documents in my presents and I never notarized his signature. At this time Mr. Black told me about the forgery. I spoke to Mr. Glenn Cummings; the investigator from BB&T and gave him my statement as I have address in this letter.

I spoke to Mr. James Howard owner of Sutton Capital, LLC and the Law office of Fischler & Friedman, PA.

Upon receiving a letter from the Office of the Governor; I then speak to the Law office of Fischler & Friedman, PA.; I then resigned as a Florida Notary Public as of November 19, 2007.

The Office of the Governor accepted my resignation. I did felt I should have taken an ethics class; but at the given time I was not mentally prepared to deal with the resolving of the permanent hold.

I am opened to phone conversation as well....754-224-0800

Attachments include

- The letter from Mr. Glenn Cummings
- Exhibit 1355 Grantor forged signature
- Letters from Governor office
- Letter from the Law office of Fischler & Friedman, PA.

Thank you in advance

LaMarris Cooper

LaMarris Cooper

Exhibit F

QCC Complaint by DRC *In Re Cooper* QCC2014-050

QCC COMPLAINT by the DRC

QCC 2014-050

RE: La'Marris T. Cooper

Date: March 2, 2015

This complaint is against La'Marris T. Cooper (the Applicant) who has applied for Florida Supreme Court re-certification as a County Court mediator, under Certification Number 29055C.

The Dispute Resolution Center (DRC) alleges the Applicant for re-certification lacks the good moral character required for mediator certification by rule 10.100(a), Florida Rules for Certified and Court-Appointed Mediators. Further, "[t]he primary purpose of the requirement of good moral character is to ensure protection of the participants in mediation and the public, as well as to safeguard the justice system," rule 10.110(b), Florida Rules for Certified and Court-Appointed Mediators.

In support of the DRC's complaint is the following:

1. Notary Incident:

- a) That on or about August of 2006, the Applicant became a commissioned Notary Public, in the State of Florida, and swore an oath that she has "read Chapter 117, Florida Statutes, and any amendments thereto, and know the duties, responsibilities, limitations and powers of a notary public; and that I will honestly, diligently and faithfully discharge the duties of Notary Public."
- b) That on or about August 24, 2010, the Applicant met with a Mr. Black in reference to notarizing Mortgage papers to be used by Mr. Black, in association with a mortgage broker Ms. Shani Simpson, who the Applicant had agreed to assist as a document preparer and a signing agent.

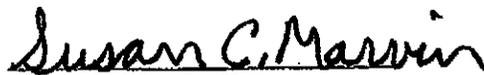
- c) That the Applicant noticed, while preparing and pre-stamping the documents, "a Balloon payment with some outrageous amount in a short period of time."
- d) That Mr. Black noticed this provision as well and refused to sign the document. However, the applicant had already unlawfully and acting in contravention of her oath as a notary, signed her name and notarized the documents in blank. Thereafter, Mr. Black left, purporting to return the next day.
- e) That the Applicant placed the unlawfully created "notarized in blank" documents in her drawer. Thereafter, after receiving a call, presumably from Ms. Simpson, that the Applicant allowed the "notarized in blank" documents to be released to Ms. Simpson.
- f) That the unlawfully created "notarized in blank" documents were used by persons unknown to the DRC to create a fraudulent mortgage application that was submitted to BB&T Bank.
- g) That a Mr. Glen Cummings of BB&T Bank investigated and received an admission from the Applicant of her misconduct. That Mr. Cummings submitted a complaint to the Notary Commission, Office of the Governor of the State of Florida, on or about October 5, 2007.
- h) That the Applicant resigned her commission as a Notary Public rather than addressing the Complaint by Mr. Cummings, when an inquiry to address the complaint was sent to the Applicant by the Notary Commission, and that as a result of said resignation there remains a legal hold on the Applicant's ability to become a Notary Public in the State of Florida.
- i) That the Applicant has admitted her misconduct in a written statement under oath to the DRC in the course of its investigation.
- j) That the above mentioned facts and the complaint by Mr. Cummings are reliable.

Therefore:

A mediator holds a position of trust, is required to act professionally, and often interacts with parties who may be vulnerable. The Applicant failed to act

professionally and honestly in a position of trust as a notary public in the State of Florida while unlawfully executing duties as a notary and thereby violating the oath of office as a Notary and committing misconduct. Furthermore, the act was contrary to section 117.107(9), Florida Statutes, and constituted "malfeasance and misfeasance in the conduct of official duties" as a matter of law.

Due to the Applicant's past misconduct and subsequent resignation from her notary commission in the light of the averred misconduct, and the current 'legal hold' on her ability to become a notary in the State of Florida, she fails to possess the good moral character required by rule 10.110, Florida Rules for Certified & Court-Appointed Mediators.



Susan C. Marvin, Esq.
Senior Staff Attorney
Florida Bar Number 0718319
Florida Dispute Resolution Center
Supreme Court Building
500 South Duval Street
Tallahassee, Florida 32399-1900
Tel. (850) 921-2910
Fax (850) 922-9290
marvins@flcourts.org

Exhibit G

Sworn Response to QCC Complaint by DRC by Applicant

From: Ms. LaMarris T. Cooper



To: Janice M. Fleisher, Esq., Director
Florida Dispute Resolution Center

Re: QCC 2014-050 Response to Mediator Grievance

April 2, 2015

RECEIVED
APR 07 2015
Supreme Court of Florida
Dispute Resolution Center

Before responding to the grievance, first I would like to make correction(s) to several sections.

To #1 Notary Incident date is incorrect. **PLEASE VIEW COPY OF DRIVERS LICENSE.**

b)

The CORRECT date of the incident was in the month of May 2007 (please see attached copy of the drivers licenses with date; this has also been provided to the investigator).

d)

Mr. Black and my-self tried to contact Ms. Simpson by phone in my office to see if there was some justification. When there was no response Mr. Black stated he would return the next day.

e)

My intention was not to create an atmosphere for any unlawful act. I consider this as a lapse in judgement with pre-stamping the documents.

This was my FIRST closing and I was excited, and I did admit where my misjudgment was. I was at my fulltime job and I received a call from Ms. Simpson asking for the documents. I did instructed Mr. Howard to give them to Ms. Simpson with no intent to commit any type of fraud on my behalf.

f)

The pre-stamped document was not created deliberately to allow any fraudulent activity on my behalf. Again I was under the impression that Mr. Black would return; not aware Ms. Simpson would want the documents before I get to the after our job.

g)

I did admit that I did pre-stamped the document not for any fraudulent activity. I was excited.

h)

Once I was approached by Mr. Cummings I felt it was in my best interest to seek an attorney, because this was a serious. As I stated earlier I had not intent for any unlawful act to be committed.

j)

Not all of the fact are explain in a complete factual manner on my behalf.

I have in the past, and to this day admitted to my lapse in judgement by discussing the content of the mortgage document with the borrower, Mr. Black and pre-stamping the documents without Mr. Black signature. In doing so I compromised both Mr. Black and myself. For this I am truly sorry. There was never no criminal intent on my part what so ever.

I disagree with the reference that I lack good moral character required for mediator certification.

In fact my morality is precisely what got me in trouble. I allowed my humanity to cloud my judgement in making Mr. Black aware of the outrageous balloon payment.

As a signing agent, I should of have directed Mr. Black to contact the mortgage company to discuss the terms in the mortgage documents. In addition, I never should of pre-stamp the documents for the sake of saving time and assuming that the borrower was going to sign.

I had no idea that Ms. Shani Simpson would perpetrate such an unlawful act. As the owner of the title company I did not assume any fraudulent activity would take place by me allowing Mr. Howard to release the pre-stamp document to Ms. Simpson on my behalf.

If the QCC will give me another opportunity to be certified as a mediator; I can assure you that I will never take my position for granted. I will not become lapse in my decision making again. I will act professionally and with integrity.

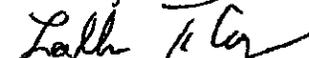
In addition,

- I am willing to take as many ethics and professionalism classes as possible to rebuild myself ethically and professionally.
- I am also willing to observe and volunteer as much as possible for Broward County Courts in order to regain my certification and trust.
- I am also willing to create workshop a mentor young adults and adults.

I am truly sorry for my lapse in judgment. There is no excuse but we all make mistake. I had only had my Notary for a little over a year before my life was change for the worst, with no intent to commit fraud. Yes I have learn from my mistake

Thank you for your consideration, and I look forward to your response

Sincerely


LaMarris T. Cooper

This is my (La'Marris T. Cooper) sworn statement that everything I stated in this letter is the truth.

Notary

State of Florida

County of Broward

La'Marris T. Cooper

Sworn to and subscribed before me by La'marris Travino Cooper this
2 day of April, 2015.

[Handwritten Signature]

Signature of Notary Public



Seal or Stamp of commission Notary Public

 Personally known or Produced Identification (type) FLDL C 160-538-70634-1 9/14/2011



5/07

MEDIATOR QUALIFICATIONS BOARD

Qualifications Complaint Committee

In Re: Lamarris T. Cooper

Case No. QCC2014-050

FORMAL CHARGES

The Mediator Qualifications Board, Qualifications Complaint Committee, duly constituted pursuant to the Florida Rules for Certified and Court Appointed Mediators, having examined the Application for Re-Certification as a County Court Mediator by Lamarris T. Cooper, hereinafter the Applicant, the attachments thereto, the information submitted by the Applicant and, thereafter, having reviewed the Response to the Complaint by the QCC tendered by the Applicant and facts as set forth herein, to determine whether the Applicant meets the good moral character requirement as set forth in the Rules, the Qualification Complaint Committee finds probable cause that:

The Applicant fails to possess the good moral character as required by Rule 10.110, Florida Rules for Certified and Court Appointed Mediators, for any mediator certification by the Florida Supreme Court.

This finding is based on the following findings of fact, averred as follows:

A. The Applicant committed serious violations of ethics, law, breaches of an Oath of Office and negligently facilitated fraud with misdeeds concerning actions the Applicant took as a Notary Public:

- 1) That on or about August of 2006, the Applicant became a commissioned Notary Public, in the State of Florida, and swore an oath that she has “read Chapter 117, Florida Statutes, and any amendments thereto, and know the duties, responsibilities, limitations and powers of a notary public; and that I will honestly, diligently and faithfully discharge the duties of Notary Public”, See Formal Charges Exhibit A, attached hereto and incorporated herein by reference.
- 2) That on or about May of 2007, the Applicant met with a Mr. Black in reference to notarizing Mortgage papers to be used by Mr. Black, in association with a mortgage

broker Ms. Shani Simpson, who the Applicant had agreed to assist as a document preparer and a signing agent.

- 3) That the Applicant noticed, while preparing and pre-stamping the documents, “a Balloon payment with some outrageous amount in a short period of time”.
- 4) That Mr. Black noticed this provision as well and refused to sign the document. However, the applicant had already unlawfully and acting in contravention of her oath as a notary, *signed her name and notarized the documents in blank*. Thereafter, Mr. Black left, purporting to return the next day.
- 5) That the Applicant placed the unlawfully created “notarized in blank” documents in her drawer. Thereafter, after receiving a call, presumably from Ms. Simpson, that the Applicant allowed the “notarized in blank” documents to be released to Ms. Simpson.
- 6) That the unlawfully created “notarized in blank” documents were used by persons unknown to the DRC to create a fraudulent mortgage application that was submitted to BB&T Bank.
- 7) That a Mr. Glen Cummings of BB&T Bank investigated and received an admission from the Applicant of her misconduct. That Mr. Cummings submitted a complaint to the Notary Commission, Office of the Governor of the State of Florida, on or about October 5, 2007, *See Formal Charges Exhibit B*, attached hereto and incorporated herein by reference.
- 8) That the Applicant resigned her commission as a Notary Public rather than addressing the Complaint by Mr. Cummings, *See Formal Charges Exhibit C*, attached hereto and incorporated herein by reference, when an inquiry to address the complaint was sent to the Applicant by the Notary Commission, and that as a result of said resignation there remains a legal hold on the Applicants ability to become a Notary Public in the State of Florida, *See Formal Charges Exhibit D*, attached hereto and incorporated herein by reference (Letter from Office of the Governor reference the legal hold on the Applicants account). Furthermore, as referenced in the letter by

the Office of the Governor, “Based on the complaint file, it appears Cooper resigned from her notary commission *without cooperating with or responding to the investigation* by the Governor’s office, as required. As a result, a permanent hold was placed on her commission in our notary database”, *Id.* at Exhibit D (*emphasis added*).

- 9) That the Applicant has admitted her misconduct in a written statement to the DRC in the course of its investigation, *See Formal Charges Exhibit E*, attached hereto and incorporated herein by reference.
- 10) That on or about March 2, 2015 a Complaint was drafted and sent by the DRC to the Applicant setting forth the aforementioned, *See Formal Charges Exhibit F*, attached hereto and incorporated herein by reference and providing the Applicant an opportunity to respond within 20 days pursuant to Rule 10.810(g).
- 11) That the applicant did respond to the Complaint, *See Formal Charges Exhibit G*, attached hereto and incorporated herein by reference, and again admitted the misconduct at issue.

AND NOW these factual allegations, when evaluated pursuant to the criteria set forth in Rule 10.110(c)(4), demonstrate that the applicant does not presently possess the good moral character necessary for Certification by the Florida Supreme Court, in any certification area:

1. The conduct of the Applicant demonstrates an inability and/or unwillingness to comply with the laws of the State of Florida relevant to the practice of being a Notary Public. Such conduct would necessarily interfere with and call into question the mediator’s duties and responsibilities. Furthermore, the Applicant’s actions statutorily “constitute[s] malfeasance and misfeasance in the conduct of official duties”, per F.S. §117.107(9), and were further contrary to F.S. §117.107(3) and (10), all pertinent to the lack of good moral character as considered under Rule 10.110(c)(4)(A).
2. The Applicant’s conduct was serious in nature, with negligent and reckless disregard for the possibility of facilitating fraud and betraying an Oath of Office. In fact, the conduct did indeed result in fraudulent filings by a third party. The applicant’s conduct presents serious issues under Rule 10.110(c)(4)(C, G and H).
3. The Applicant resigned her Notary Commission and her ability to become a Notary again has been administratively blocked by a “legal hold” by the Office of the Governor,

Notary Section, and as the letter from the Governor indicates, "it appears Cooper resigned from her notary commission without cooperating with or responding to the investigation by the Governor's office, as required", to be considered under Rule 10.110(c)(4)(K).

4. The Applicants age and education were insufficient to dissuade and prevent her actions despite being of age and experience to know better, under Rule 10.110(c)(4)(D).
5. That the information relied upon is extremely reliable and admitted as true by the Applicant, Rule 10.110(c)(4)(F).

BASED ON THE FOREGOING, with probable cause found, the matter is hereby forwarded for assignment to a hearing panel pursuant to Rule 10.800(a)(3).

QCC Chair: 

Date: 5/15/15

Copies, at this time, to:

Florida Dispute Resolution Center

Applicant: Lamarris T. Cooper

Copies shall have the same force and effect as originals.

Exhibits "A" through "G" attached, having been incorporated herein by reference within the body of the Formal Charging document.

Exhibit A

Notary Public Commission Application and Oath



NOTARY PUBLIC COMMISSION APPLICATION

Florida Department of State
Notary Commissions (850) 245-6975

103017

This application and the information it contains, except social security number, are public record and may be disclosed to any person upon request.

Full Name: _____ (Last) (First) (Middle)

Home Address: _____ (Street) (City) (State) (County) (Zip)

Place of Employment: _____ Unemployed Retired

Business Address: _____ (Street) (City) (State) (Zip)

Mail to: Home Business Other Address: _____ (Street or P.O. Box) (City) (State) (Zip)

Home Phone: _____ Business Phone: _____ (or with NONE) Extension _____

E-Mail Address: _____ Sex: M F Race: _____

Florida Driver's License (or other State of Florida issued ID): _____ Date of Birth: _____ (Month/Day/Year)

1. Are you a legal resident of Florida? Yes No (If No, you are not eligible to apply for a notary commission. Legal residency must be maintained throughout the appointment.)
2. Are you a United States citizen? Yes No (If No, you must submit a recorded Declaration of Domicile. Obtain this document from your County Clerk's Office.)
3. Are you now or have you ever been commissioned a Notary Public in the State of Florida? Yes No (If No, you must complete a 3 hour notary education course and submit a signed certificate of completion. (Ch. 608.30(1)(F.S.))
If Yes: _____ (Commission expiration date) _____ (Commission number) _____ (Place in which your commission was issued)
4. Have you held any professional licenses or commissions (other than Notary Public) in Florida during the past 10 years? Yes No (If Yes, please list) Teacher, Cosmetologist Have they been revoked? Yes No (If Yes, attach an explanation.)
5. Have you been disciplined by a regulatory agency, including The Florida Bar, and including disciplinary action that is confidential? Yes No (If Yes, you must submit a written statement about the nature of the action and any supporting documentation, such as a copy of the Final Order from the regulating agency.)
6. Have you been convicted of a felony, had adjudication of guilt withheld, or are you on probation? Yes No (If Yes, you must submit a written statement of the nature of the offense(s), a copy of the court judgement and sentencing order. If convicted, you must submit a Certification of Restoration of Civil Rights.)

STATE OF Florida AFFIDAVIT OF CHARACTER Broward County

Vanessa W Bruton an unrelated to and have known Lamaris Cooper for one year
(Print or Type Name of Affiant) (Name of Applicant)

or more; and to the best of my knowledge and observation know (him/her) to be of good character.

My address is _____ (Street) (City) (State) (Zip)

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING AFFIDAVIT AND THAT THE FACTS STATED IN IT ARE TRUE.

Home Phone: _____ Work Phone: _____ (or with NONE)

X Vanessa W. Bruton (Signature of Affiant)

STATE OF FLORIDA OATH OF OFFICE County Broward

I DO solemnly (swear/affirm) that I will support, protect and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State of Florida; that I have read Chapter 117, Florida Statutes, and any amendments thereto, and know the duties, responsibilities, limitations, and powers of a notary public; and that I will honestly, diligently, and faithfully discharge the duties of Notary Public, State of Florida, on which I am now about to enter, (so help me God).

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING APPLICATION AND OATH AND THAT THE FACTS STATED THEREIN ARE TRUE. I accept the office of Notary Public, State of Florida.

X Linda T. Cooper Lamaris T. Cooper 8-13-06
(Signature of Applicant - This is the name to which your commission will issue) (Print or Type Name - Must match signature) (Date)

Exhibit B

Governor's Office Notary Section Internet Complaint Form

The Governor's Office Notary Section Internet Complaint Form

Please carefully review this complaint form once you have included all information. You must include a copy of the improperly notarized document along with the complaint form.

Name: Glenn Cummings

Title: [REDACTED]

Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip Code: [REDACTED]

Telephone: [REDACTED]

What is the name, commission number, and expiration date of the notary public that is the subject of this complaint?

Notary Misconduct: LaMarris T. Cooper

Notary ID: [REDACTED]

Certificate: [REDACTED]

Issue Date: [REDACTED]

Expire date: [REDACTED]

Address: [REDACTED]

DESCRIBE YOUR COMPLAINT; PROVIDE FACTS OF ALLEGED MISCONDUCT AND A COPY OF THE IMPROPERLY NOTARIZED DOCUMENT. (Please do not write on the back of this form. You may use a separate sheet if necessary. Must be typewritten or clearly printed.)

On 10/10/2007, Ms. Cooper stated that she had notarized blank mortgage loan documents. The blank loan documents in question then had forged signatures added and were submitted to Branch Banking & Trust (BB&T) to obtain a mortgage loan.

The BB&T mortgage loan was issued to a Mr. Black.

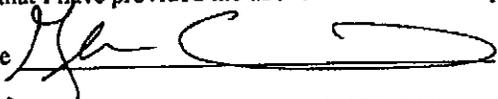
Mr. Black reviewed the BB&T mortgage loan documents in question that had his signatures on them along with Ms. Cooper notary seal and signatures.

Mr. Black stated that the signatures on the mortgage loan documents were not his and provided BB&T an affidavit of signature forgery/ fraud.

Enclosed find one of the many BB&T mortgage loan documents in question.

I affirm that I have provided the above information completely and truthfully to the best of my knowledge.

Signature



Date 10/25/2007

RETURN TO: OFFICE OF THE GOVERNOR
NOTARY SECTION, 209 CAPITOL
TALLAHASSEE, FL 32399-0001

29
9/21/07

EXHIBIT

GRANTOR: Larry Black
LENDER: Branch Banking and Trust Company (BB&T)
DATE OF SECURITY DEED: May 15, 2007

9161312867 09002

WAIVER OF BORROWER'S RIGHTS

BY EXECUTION OF THE PARAGRAPH, GRANTOR EXPRESSLY: (1) ACKNOWLEDGES THE RIGHT TO ACCELERATE THE DEBT AND THE POWER OF ATTORNEY GIVEN HEREIN TO LENDER TO SELL THE PREMISES BY NONJUDICIAL FORECLOSURE UPON DEFAULT BY GRANTOR WITHOUT ANY JUDICIAL HEARING AND WITHOUT ANY NOTICE OTHER THAN SUCH NOTICE AS IS REQUIRED TO BE GIVEN UNDER THE PROVISIONS OF SAID SECURITY DEED; (2) WAIVES ANY AND ALL RIGHTS WHICH GRANTOR MAY HAVE UNDER THE FIFTH AND FOURTEENTH AMENDMENTS TO THE CONSTITUTION OF THE UNITED STATES, THE VARIOUS PROVISIONS OF THE CONSTITUTION FOR THE SEVERAL STATES, OR BY REASON OF ANY OTHER APPLICABLE LAW TO NOTICE AND TO JUDICIAL HEARING PRIOR TO THE EXERCISE BY LENDER OF ANY RIGHT OR REMEDY HEREIN PROVIDED TO LENDER, EXCEPT SUCH NOTICE AS IS SPECIFICALLY REQUIRED TO BE PROVIDED IN SAID SECURITY DEED; (3) ACKNOWLEDGES THAT GRANTOR HAS READ THIS SECURITY DEED AND ANY AND ALL QUESTIONS REGARDING THE LEGAL EFFECT OF SAID DEED AND ITS PROVISIONS HAVE BEEN EXPLAINED FULLY TO GRANTOR AND GRANTOR HAS BEEN AFFORDED AN OPPORTUNITY TO CONSULT WITH COUNSEL OF GRANTOR'S CHOICE PRIOR TO EXECUTING THIS DEED; (4) ACKNOWLEDGES THAT ALL WAIVERS OF THE AFORESAID RIGHTS OF GRANTOR HAVE BEEN MADE KNOWINGLY, INTENTIONALLY AND WILLINGLY BY GRANTOR AS PART OF A BARGAINED FOR LOAN TRANSACTION; (5) ACKNOWLEDGES THAT GRANTOR'S RIGHTS TO NOTICE SHALL BE LIMITED TO THOSE RIGHTS TO NOTICE PROVIDED IN THIS SECURITY DEED AND NO OTHER; AND (6) AGREES THAT THE PROVISIONS HEREOF ARE INCORPORATED INTO AND MADE A PART OF THE SECURITY DEED.

READ AND AGREED BY GRANTOR:
Signed, sealed and delivered in the presence of:

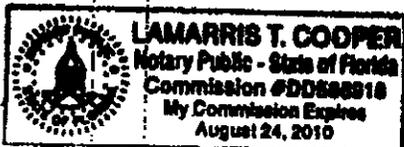
x [Signature]
Witness
x [Signature]
NOTARY PUBLIC

x [Signature] (SEAL)
Grantor Larry Black

Grantor (SEAL)

Grantor (SEAL)

Grantor (SEAL)



August 24, 2010

Not my Signature
Larry J Black
9/21/07

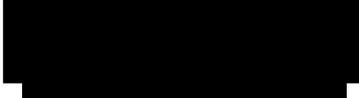
1674GA (0403)

CLERK'S NOTE: CONTINUE NEXT PAGE

Exhibit C

Letter of Resignation as Notary by Applicant

LAMARRIS T. COOPER



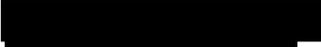
VIA FEDERAL EXPRESS
AIRBILL# 848502981582

November 19, 2007

Heather Slager
Notary Education Coordinator
State of Florida
Office of the Governor



RE: Lamarris T. Cooper



Dear Ms. Slager:

I am in receipt of your letter dated October 31, 2007. With regard to same, I am hereby tendering my resignation as a Florida Notary Public, which resignation shall be effective immediately. I trust by my resignation, no further response is necessary.

Very truly yours,

A handwritten signature in cursive script that reads "Lamarris T. Cooper".

LAMARRIS T. COOPER

Exhibit D

Letter by Office of the Governor Notary Section to Applicant



RICK SCOTT
GOVERNOR

STATE OF FLORIDA

Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com
850-488-7146
850-487-0801 fax

December 19, 2014

Warren Eth, Esquire



RE: QCC2014-050 (LaMarris T. Cooper)

Dear Mr. Eth:

As requested, please find enclosed (1) a copy of the Notary Public Commission Application of LaMarris Travino Cooper, dated August 3, 2006; and (2) a copy of all materials, correspondence, and documents received or generated by this Office regarding a complaint of misconduct filed against the notary commission of LaMarris T. Cooper in late-2007.

Based upon the complaint file, it appears Cooper resigned from her notary commission without cooperating with or responding to the investigation by the Governor's office, as required. As a result, a permanent hold was placed on her commission in our notary database. The effect of this permanent hold would alert this Office in the event Cooper applied to obtain a notary commission at a later date, and she would be required to fully address the allegations of the 2007 complaint before she could be appointed.

If you have any further questions, please do not hesitate to contact this Office at (850) 717-9529, or via email at NOTARY@eog.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Heekin".

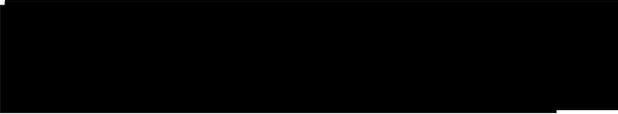
John P. Heekin
Assistant General Counsel

Enclosures.

Exhibit E

Written Statement by Applicant

Ms. LaMarris T. Cooper



Mr. Warren Eth, Esq.



Via Electronic Mail as PDF

In Re LaMarris T. Cooper QCC2014-050

Monday, February 02, 2015

Mr. Warren:

This explanation is in response to the Notary Misconduct allegation.

To the best of my knowledge I was a secretary / office manager at Sutton Capital, LLC part time. This was located at 3511 W. Commercial Blvd #402 Fort Lauderdale FL 33309. Here I practice independently as a notary / signing agent (certificate from Huckleberry Notary). This office was also a satellite office for United Homes Mortgage which I was a mortgage broker as well. My full time employment was with Broward County School Boards (Silver Lakes Middle School).

In an office next to suite #402 was another business where I met Ms. Shani Simpson whom stated she was the owner of AMERICAN EAGLE TITLE PROCESSING & MARKETING INC. She asked me if I wanted to be a signing agent for her company and do some of the closing docs. I was excited and at that time I did agreed to do so. At some point I was asked to do the closing for Mr. Black in which I agreed. When the time came to do

the closing; Ms. Simpson had asked the owner of Sutton Capital, LLC if she could leave the closing documents on my desk; because I was at my full time job and she needed the closing done that day. Upon me arriving to Sutton Capital, LLC and reviewing the documents; I noticed that it was a Balloon payment with some outrageous amount in a short period of time. I then tried to call Ms. Shani Simpson to see if it was a mistake. I do not remember how that conversation went. I had already started pre-stamping the doc, because I was sure Mr. Black was going to sign the closing docs.

Mr. Black has now entered my office and we introduced ourselves and begin to talk. He showed his ID and I made a copy of it for my records. Mr. Black then started looking at the docs and he noticed the balloon payment as well. He then tried to call Ms. Shani Simpson; but she did not answered. Mr. Black then stated he was not signing the docs and would come back tomorrow. I then walked him out and I place the pre-stamped closing docs in my desk drawer in my office. I then expressed to Mr. James Howard the owner of Sutton Capital what had happened.

I then called Ms. Shani Simpson and expressed to her my concerns and also let her know that Mr. Black said he was not going to sign the docs and he will be back tomorrow. The next day I was given a called asking for the paper work. I instructed Mr. Howard that the paper work was in my desk drawer and he could give Ms. Shani Simpson the paper work that she asked for which was the closing docs. I had no idea that she would forge Mr. Black signature.

I do acknowledge my misconduct and I understand that I was not supposed to pre-stamp any documents or supposed to address any issues in any documents that I have to notarized; but I guess my human side took control of the situation.

To my knowledge I got a call from Mr. Black about the paper work and he asked me about him signing the paper work, which I told him he did not

sign any documents in my presents and I never notarized his signature. At this time Mr. Black told me about the forgery. I spoke to Mr. Glenn Cummings; the investigator from BB&T and gave him my statement as I have address in this letter.

I spoke to Mr. James Howard owner of Sutton Capital, LLC and the Law office of Fischler & Friedman, PA.

Upon receiving a letter from the Office of the Governor; I then speak to the Law office of Fischler & Friedman, PA.; I then resigned as a Florida Notary Public as of November 19, 2007.

The Office of the Governor accepted my resignation. I did felt I should have taken an ethics class; but at the given time I was not mentally prepared to deal with the resolving of the permanent hold.

I am opened to phone conversation as well....754-224-0800

Attachments include

- The letter from Mr. Glenn Cummings
- Exhibit 1355 Grantor forged signature
- Letters from Governor office
- Letter from the Law office of Fischler & Friedman, PA.

Thank you in advance

LaMarris Cooper

LaMarris Cooper

Exhibit F

QCC Complaint by DRC *In Re Cooper* QCC2014-050

QCC COMPLAINT by the DRC

QCC 2014-050

RE: La'Marris T. Cooper

Date: March 2, 2015

This complaint is against La'Marris T. Cooper (the Applicant) who has applied for Florida Supreme Court re-certification as a County Court mediator, under Certification Number 29055C.

The Dispute Resolution Center (DRC) alleges the Applicant for re-certification lacks the good moral character required for mediator certification by rule 10.100(a), Florida Rules for Certified and Court-Appointed Mediators. Further, "[t]he primary purpose of the requirement of good moral character is to ensure protection of the participants in mediation and the public, as well as to safeguard the justice system," rule 10.110(b), Florida Rules for Certified and Court-Appointed Mediators.

In support of the DRC's complaint is the following:

1. Notary Incident:

- a) That on or about August of 2006, the Applicant became a commissioned Notary Public, in the State of Florida, and swore an oath that she has "read Chapter 117, Florida Statutes, and any amendments thereto, and know the duties, responsibilities, limitations and powers of a notary public; and that I will honestly, diligently and faithfully discharge the duties of Notary Public."
- b) That on or about August 24, 2010, the Applicant met with a Mr. Black in reference to notarizing Mortgage papers to be used by Mr. Black, in association with a mortgage broker Ms. Shani Simpson, who the Applicant had agreed to assist as a document preparer and a signing agent.

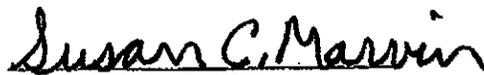
- c) That the Applicant noticed, while preparing and pre-stamping the documents, "a Balloon payment with some outrageous amount in a short period of time."
- d) That Mr. Black noticed this provision as well and refused to sign the document. However, the applicant had already unlawfully and acting in contravention of her oath as a notary, signed her name and notarized the documents in blank. Thereafter, Mr. Black left, purporting to return the next day.
- e) That the Applicant placed the unlawfully created "notarized in blank" documents in her drawer. Thereafter, after receiving a call, presumably from Ms. Simpson, that the Applicant allowed the "notarized in blank" documents to be released to Ms. Simpson.
- f) That the unlawfully created "notarized in blank" documents were used by persons unknown to the DRC to create a fraudulent mortgage application that was submitted to BB&T Bank.
- g) That a Mr. Glen Cummings of BB&T Bank investigated and received an admission from the Applicant of her misconduct. That Mr. Cummings submitted a complaint to the Notary Commission, Office of the Governor of the State of Florida, on or about October 5, 2007.
- h) That the Applicant resigned her commission as a Notary Public rather than addressing the Complaint by Mr. Cummings, when an inquiry to address the complaint was sent to the Applicant by the Notary Commission, and that as a result of said resignation there remains a legal hold on the Applicant's ability to become a Notary Public in the State of Florida.
- i) That the Applicant has admitted her misconduct in a written statement under oath to the DRC in the course of its investigation.
- j) That the above mentioned facts and the complaint by Mr. Cummings are reliable.

Therefore:

A mediator holds a position of trust, is required to act professionally, and often interacts with parties who may be vulnerable. The Applicant failed to act

professionally and honestly in a position of trust as a notary public in the State of Florida while unlawfully executing duties as a notary and thereby violating the oath of office as a Notary and committing misconduct. Furthermore, the act was contrary to section 117.107(9), Florida Statutes, and constituted "malfeasance and misfeasance in the conduct of official duties" as a matter of law.

Due to the Applicant's past misconduct and subsequent resignation from her notary commission in the light of the averred misconduct, and the current 'legal hold' on her ability to become a notary in the State of Florida, she fails to possess the good moral character required by rule 10.110, Florida Rules for Certified & Court-Appointed Mediators.



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Exhibit G

Sworn Response to QCC Complaint by DRC by Applicant

From: Ms. LaMarris T. Cooper



To: Janice M. Fleisher, Esq., Director
Florida Dispute Resolution Center

Re: QCC 2014-050 Response to Mediator Grievance

April 2, 2015

RECEIVED
APR 07 2015
Supreme Court of Florida
Dispute Resolution Center

Before responding to the grievance, first I would like to make correction(s) to several sections.

To #1 Notary Incident date is incorrect. **PLEASE VIEW COPY OF DRIVERS LICENSE.**

b)

The CORRECT date of the incident was in the month of May 2007 (please see attached copy of the drivers licenses with date; this has also been provided to the investigator).

d)

Mr. Black and my-self tried to contact Ms. Simpson by phone in my office to see if there was some justification. When there was no response Mr. Black stated he would return the next day.

e)

My intention was not to create an atmosphere for any unlawful act. I consider this as a lapse in judgement with pre-stamping the documents.

This was my FIRST closing and I was excited, and I did admit where my misjudgment was. I was at my fulltime job and I received a call from Ms. Simpson asking for the documents. I did instructed Mr. Howard to give them to Ms. Simpson with no intent to commit any type of fraud on my behalf.

f)

The pre-stamped document was not created deliberately to allow any fraudulent activity on my behalf. Again I was under the impression that Mr. Black would return; not aware Ms. Simpson would want the documents before I get to the after our job.

g)

I did admit that I did pre-stamped the document not for any fraudulent activity. I was excited.

h)

Once I was approached by Mr. Cummings I felt it was in my best interest to seek an attorney, because this was a serious. As I stated earlier I had not intent for any unlawful act to be committed.

j)

Not all of the fact are explain in a complete factual manner on my behalf.

I have in the past, and to this day admitted to my lapse in judgement by discussing the content of the mortgage document with the borrower, Mr. Black and pre-stamping the documents without Mr. Black signature. In doing so I compromised both Mr. Black and myself. For this I am truly sorry. There was never no criminal intent on my part what so ever.

I disagree with the reference that I lack good moral character required for mediator certification.

In fact my morality is precisely what got me in trouble. I allowed my humanity to cloud my judgement in making Mr. Black aware of the outrageous balloon payment.

As a signing agent, I should of have directed Mr. Black to contact the mortgage company to discuss the terms in the mortgage documents. In addition, I never should of pre-stamp the documents for the sake of saving time and assuming that the borrower was going to sign.

I had no idea that Ms. Shani Simpson would perpetrate such an unlawful act. As the owner of the title company I did not assume any fraudulent activity would take place by me allowing Mr. Howard to release the pre-stamp document to Ms. Simpson on my behalf.

If the QCC will give me another opportunity to be certified as a mediator; I can assure you that I will never take my position for granted. I will not become lapse in my decision making again. I will act professionally and with integrity.

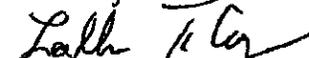
In addition,

- I am willing to take as many ethics and professionalism classes as possible to rebuild myself ethically and professionally.
- I am also willing to observe and volunteer as much as possible for Broward County Courts in order to regain my certification and trust.
- I am also willing to create workshop a mentor young adults and adults.

I am truly sorry for my lapse in judgment. There is no excuse but we all make mistake. I had only had my Notary for a little over a year before my life was change for the worst, with no intent to commit fraud. Yes I have learn from my mistake

Thank you for your consideration, and I look forward to your response

Sincerely


LaMarris T. Cooper

This is my (La'Marris T. Cooper) sworn statement that everything I stated in this letter is the truth.

Notary

State of Florida

County of Broward

La'Marris T. Cooper

Sworn to and subscribed before me by La'Marris Travino Cooper this
2 day of April, 2015.

[Signature]

Signature of Notary Public



Seal or Stamp of commission Notary Public

 Personally known or Produced Identification (type) FLDL C 160-538-70634-1 APP 4/24/2015



5/07