



A New and Disgusting Page from the Ever-growing Guardian Abuse Playbook

A White Paper by Americans Against Abusive Probate Guardianship

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Members of AAAPG all experience various aspects of abject abuse at the hands of court-appointed greed driven professional guardians. The similarity between all our stories has led to the phrase the Guardian playbook. We have all been witness to fraud on the court, isolation and chemical restraint of the elderly, fraudulent fee requests, retaliation against family members, eradication of advance directives, and countless ways to drain the estates of vulnerable citizens.

Guardians who been at this for a while really do know all the tricks, but we learned them only as they affect us. I recently came into some information about one page in the playbook that I had never heard before. We've all heard stories about guardians doing straw man sales of the homes of victims. In these sales the court is told money is running out and the property of the Ward must be sold so as to afford the living expenses --which is really code for the outrageous legal and guardianship fees-- of the Ward, should they by some chance survive. The person under guardianship is placed in a human warehouse, then the home is sold for a ridiculously low price because the appraisal from the Guardian is fraudulent. On the day that the home is sold for a fraction of its value to a confidant of the Guardian, another sale is immediately transacted for the full value of the property and the difference is kept by the Guardian and their confidant and never reported to the Judge (assuming the Judge even cares).

But what if a surviving spouse or family member is still in the house and refuses to move? The Guardian can't just physically throw them out. So in a novel and clever approach the Guardian attempts to have the house condemned! If there is for example, a leaky roof or a broken pipe or any other easily repairable damage to the house, rather than repairing it with the money readily available from the estate and at their immediate disposal, the Guardian proceeds to call code enforcement to have the house condemned. This nefarious tactic absolutely clears anyone out of the house and kicks them to the street while at the same time allowing the Guardian or their confidant to purchase the condemned house at a ridiculously reduced level. As soon as the house is transferred to its new straw man owner the house is repaired at minimal cost and

put up for sale with full market value! In the meantime the lifetime accumulation of the house's value disappears from the estate of the Ward, family members become homeless and perhaps even wards themselves and the guardianship system profits greatly and just keeps rolling along.

Every time we learn of one of these heinous tactics and of how this perverted system populated by what appear to be sadists, sociopaths and even psychotic people calling themselves guardians, it sickens us. But every time these tactics are successful it emboldens the evildoers to continue in their immoral, unethical, felonious, illegitimate and repulsive greed-based and unbridled exploitation of victims and their families.

As we stand on the verge of the passage of dramatic reform legislation for the state of Florida, we must realize that changing the laws as we are about to do will not in and of itself result in significant reform. The new laws can be just as easily ignored by probate judges as the old ones. Absent active and vigorous intervention by law enforcement, --specifically State's Attorneys and the Attorney General of the State of Florida-- as well as meaningful and forceful intervention from the Supreme Court of the State of Florida and every government agency that interfaces with this egregious systematic abuse, it will fall to the Federal Government, federal prosecutors, the FBI and the Justice Department of the United States of America to intercede on behalf of the citizens of the state of Florida and every other State in the Union with an operation that could be likened to operation Graylord in Chicago. Sadly, so far, our system of law enforcement at every level refuses to act or even recognize this guardianship cancer in our midst, but we continue to press on every day to engage public opinion in our cause.

Failing all of the above, our organization is exploring every possible alternative including referral of our grievances to the International Court of Justice at The Hague.

We must continue to press for the rectification of this evil system especially in the court of public opinion which seems to be the only court that's willing to listen.

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