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SCHILL LAW FIRM

lawrence@schill-lawfirm.com

[DATE]

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

Diane K. Hartwell-Price
2291 Bayshore Circle, Apt. D-14
Tallahassee, FL 32312

RE: Demand for Accounting, Cessation of Agent Activities, and Return of Property — Margaret A. Hartwell

Dear Ms. Hartwell-Price:

This firm represents Robert M. Hartwell and Margaret A. Hartwell. This letter serves as formal demand regarding your conduct as agent under certain Powers of Attorney executed by Margaret A. Hartwell.

Your Fiduciary Obligations

On April 12, 2025, you were appointed as agent under a Durable Power of Attorney that contains express provisions prohibiting self-enrichment and warning of prosecution under §825.103, Florida Statutes. Under §709.2114, you owe Margaret statutory fiduciary duties of loyalty, conflict avoidance, and record-keeping.

Documented Violations

- 1. HELOC.** \$78,000 encumbrance on Margaret’s homestead. Approximately \$32,000 unaccounted for.
- 2. Suspicious Withdrawals.** \$11,000 in cash withdrawals following discovery of the pending sale.
- 3. Missing Property.** Jewelry, collectibles, furnishings removed. No proceeds deposited for Margaret.
- 4. Blocking the Sale.** Title cloud caused cancellation of closing; \$189,400 in net proceeds frozen.

Demands

- 1. Full Accounting** within fifteen (15) days per §709.2114(1)(c).
- 2. Immediate cessation** of all agent activities.
- 3. Return of property** or full accounting of disposition.
- 4. No further interference** with the property sale.

Consequences of Non-Compliance

Our clients reserve the right to pursue: petition under §709.2116; breach of fiduciary duty action; quiet title; damages claim; and referral to the State Attorney under §825.103.



Very truly yours,

Lawrence C. Schill, Esq.
Schill Law Firm

cc: [Opposing Counsel]
Robert M. Hartwell